

## **Design & Access Statement.**

The Brooches,  
Long Meadows End,  
Craven Arms,  
Shropshire. SY7 9AG.

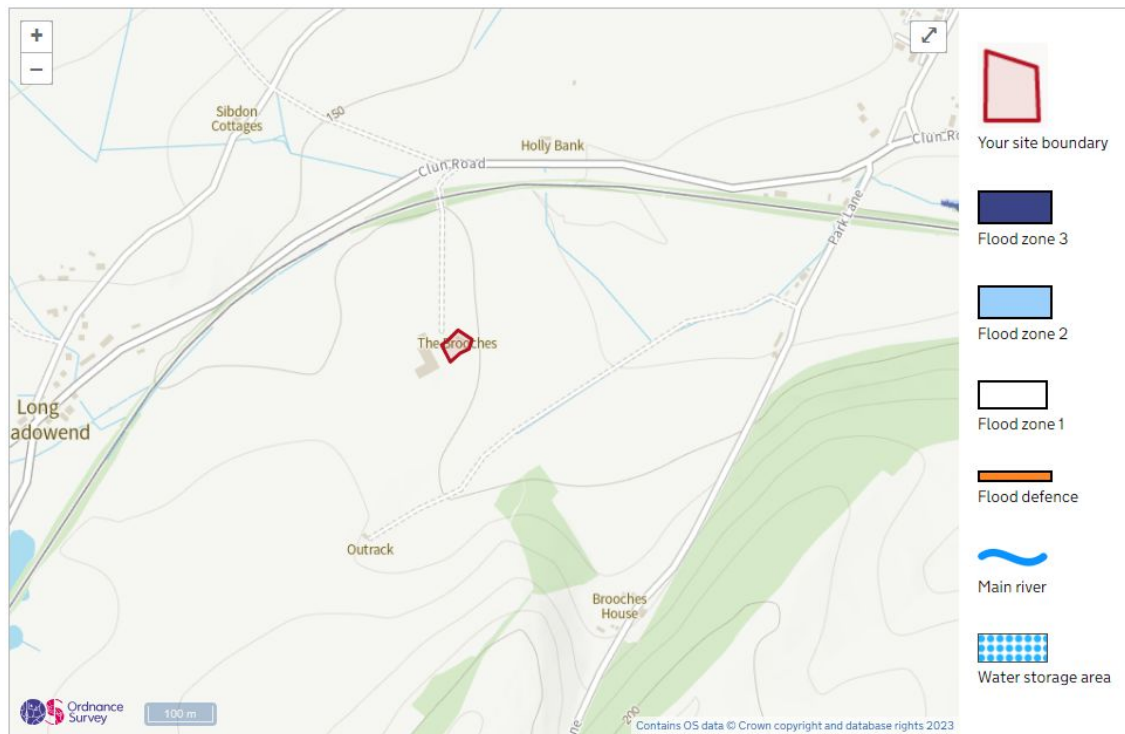
Agent:       Inklines Ltd.  
              Two Roofs,  
              School Road,  
              Clun,  
              Craven Arms,  
              Shropshire. SY7 8JQ.

Applicant:   Mr. & Mrs. M. Alderson,

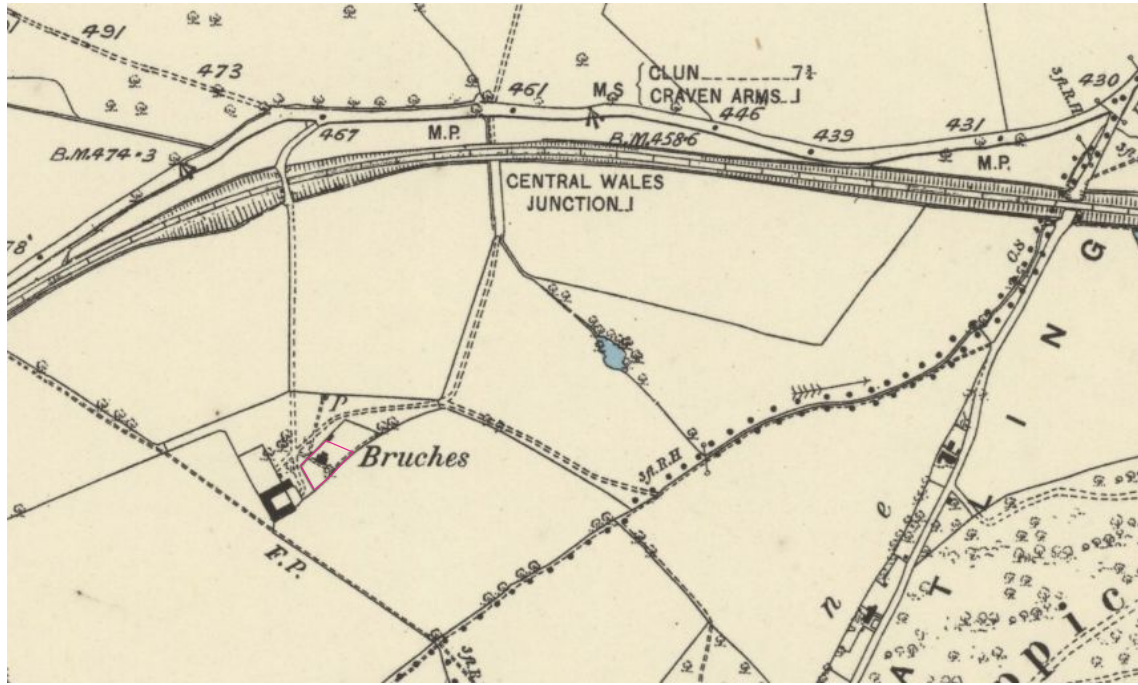
**Location:**



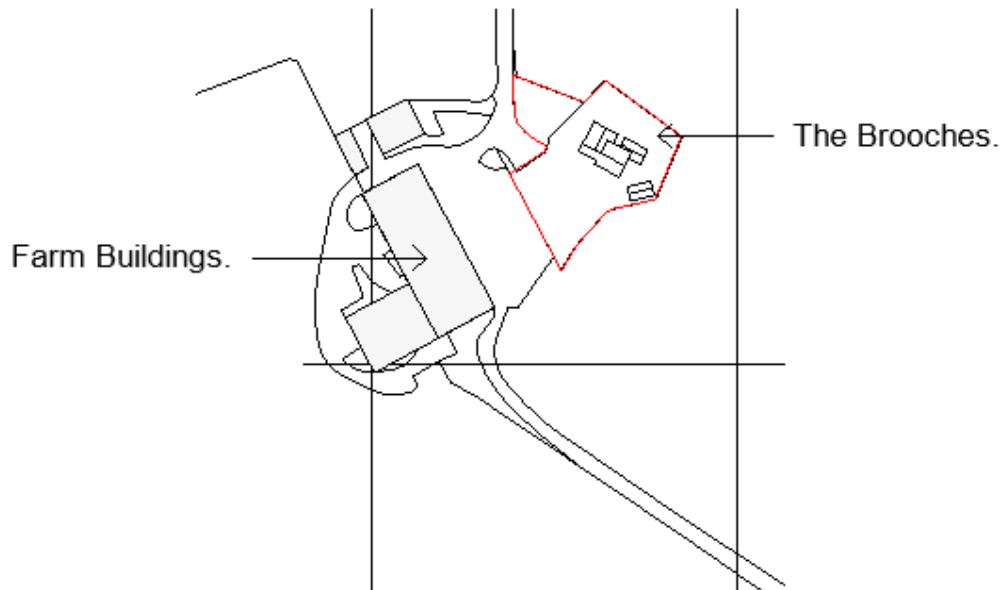
Aerial image



Flood map.



Extract of 1883 O.S. map.



O.S. Survey extract. Today.

**Use:**

My clients own The Brooches, Craven Arms & have the property rented out the house for a number of years. The property is in two parts the original dwelling which comprises of a brick cottage & exposed timber frame to the front or the North of the site & the extension built in the mid 1980's.

The rear extension consists of a roughcast two storey extension with casement timber windows.

The property is accessed off the main B4368 just outside the market town of Craven Arms. The private road has a bridge over the main railway line & the cottage adjoins the modern farm buildings. The cottage is set in the centre of the farm & arable agricultural land.

The property is not Listed & is not within the AONB.

**The Development:**

The proposed extension will add a two storey extension to the rear elevation of the building predominantly on the South-East corner of the building with the original North (front) elevation unaltered by the works. The extension will provide a new ground floor bedroom with bathroom & new stairs to provide access to the first floor which will provide a new bathroom & bedroom. The render walls will provide a match to the extension built in the 1980's but this will be broken up with a vertical board which will provide a contemporary finish to the external fenestration as well as a part oak & glazed oak frame.

The applicant has ensured that the ridge height of the new extension will not be above the existing, this required the use of a flat roof area between the 'old & the new'. This allows a connection to be made between the existing & the proposed internal layout & also the flat roof area provides a break between the older part of the building & the new extension & defines the two parts of the build.

**Amount:**

As described the extension will be no higher than the existing & the alterations will add to the footprint of the building by 36 Sq.m.

**Layout:**

This statement should be read in conjunction with the enclosed plans.

**Landscaping:**

It is not envisaged that any landscaping will be required for this development. The dwelling has far reaching views to the North & East but is not a dominant feature in the landscape. The site does have a tree screen to the North-East which will screen this proposed extension as well as the existing garage.

**Access.**

The existing vehicular access will be retained & will not be affected by the proposed works.

**Drainage.**

The site is outside any flood zone area. (See map).

The proposed building will have gutters & downpipes which will connect with the existing surface water drainage system for the house.

The dwelling is connected to an existing septic tank with a soakaway within the applicants land this will not be affected.

**Conclusion.**

The applicant wishes to build a two storey extension to the rear of the existing property. The applicant will retire to this home & be accommodation for two people. The materials will be matching but have added contemporary finishes to break up the new extension. The development will allow the applicant to have a better living space & improve the building to be a more suited to the 21<sup>st</sup> century.

I trust that the application can be considered.



Images.



View of North elevation to remain unaltered.



View of East elevation the 1980'S extension will be obscured by the new extension.



South elevation. Extension to be built to the right.





West elevation with proposed extension to the right taken off the 1980's extension.



West elevation. Proposed extension will not be seen from this view point.

## Materials.



Render finish to match the existing.



Vertical Douglas fir boarding.



Clay tiles to match the existing.





Proposed oak frame.



Timber casement frames, painted.