



Rosemary Cottage, Tadley



Design and Planning Statement

In support of a Householder Planning application for a single storey rear extension to replace existing Conservatory.

Rosemary Cottage, Tadley

0.0 Introduction - Applicant Statement

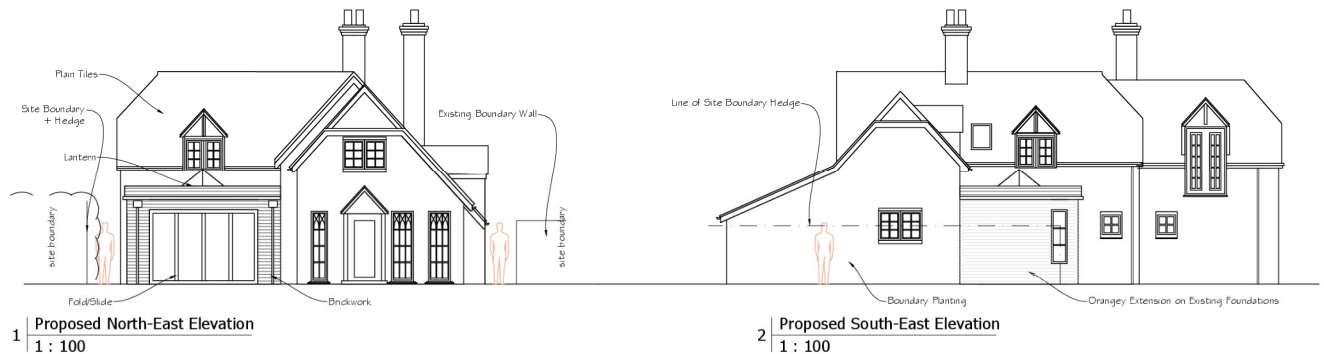


Fig 23024.02 Proposed NE and SE Elevations

Purpose of Application;

The applicants seek permission for a single storey rear extension to replace existing Conservatory.

The application describes proposed materials for the Orangery extension which match those of the existing cottage.

The existing vehicular access (and existing parking area on garage frontage) is retained unchanged.

The fabric of the earlier Rosemary Cottage remains unchanged, with the development proposing the replacement of the more recent conservatory extension.

The design of the proposed changes has been carefully considered so as to be respectful of neighbour amenity and to remain in keeping with the character of the existing Cottage and other properties at Bramley Corner.

Fig 23073.01(Front Cover) View of access frontage

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1.0 Design Statement

Purpose of the statement:

This statement has been prepared by Mathewson Waters Architects on behalf of the applicant

The purpose of this statement is to explain:

“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with”

Para. 80, DCLG Circular 01/2006

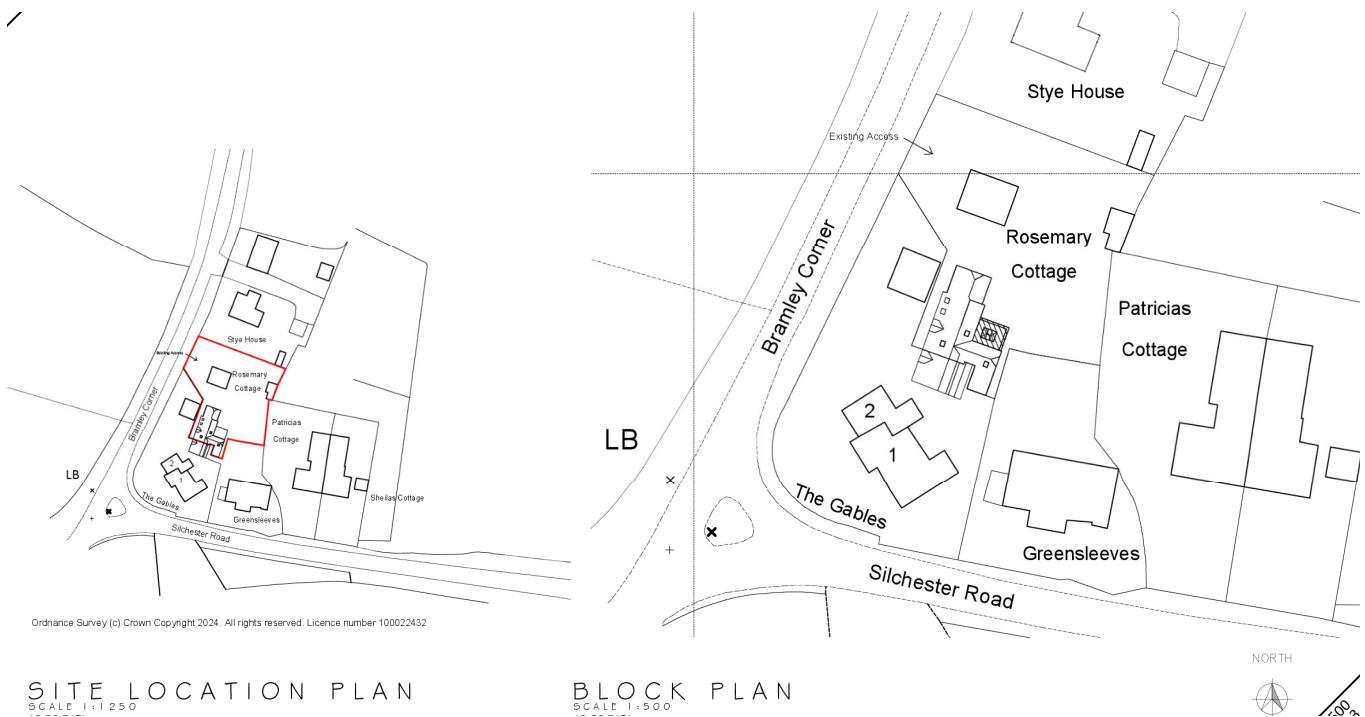


Fig 23073.03 Proposed Site Location and Block Plan.

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2.0 Application Location

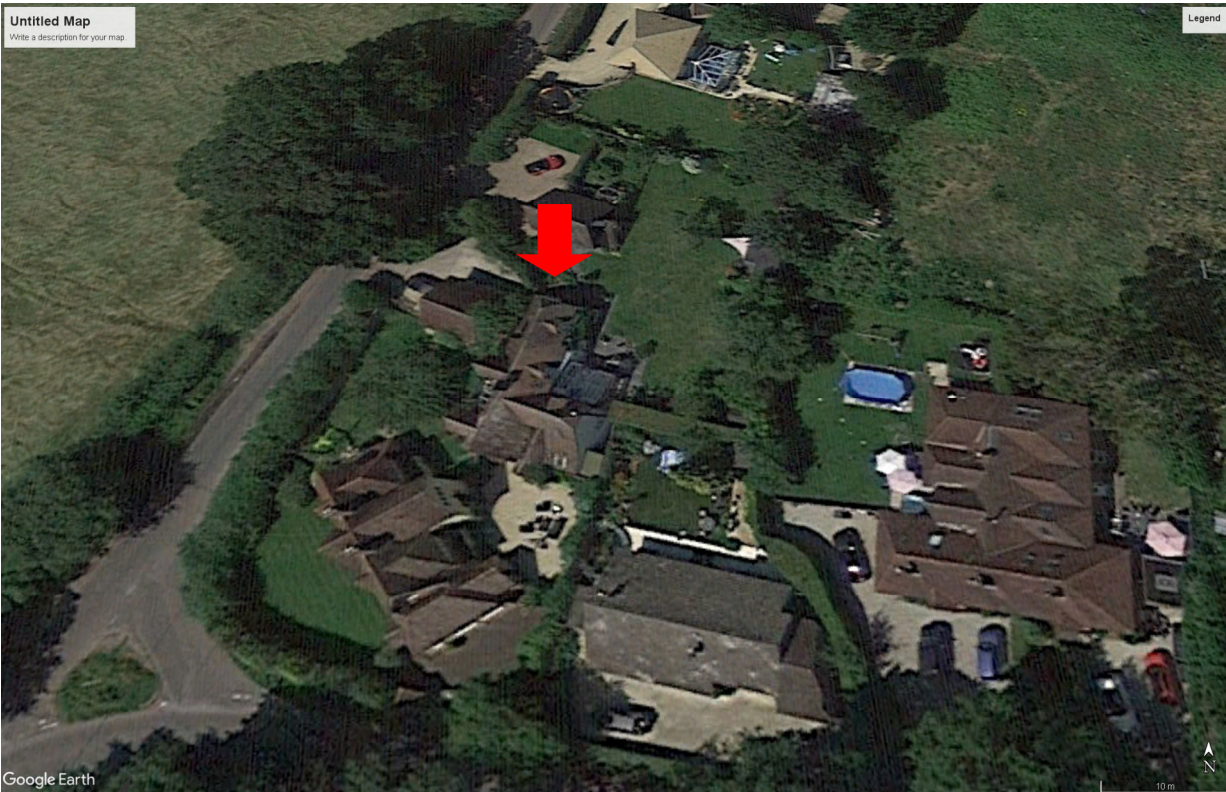


Fig 23073.04 Google View from North

Description and Location:

Rosemary Cottage is a 4 bedroom property thought to date in parts from early C19 constructed in painted brickwork under a plain tiled roof.

The property has previously been extended at the side and rear

A two bay garage outbuilding constructed in brickwork under a plain tiled roof is located to the road frontage of the cottage. No changes are proposed to current parking.

The rear garden is located to the north of the Cottage

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3.0 The Proposal:



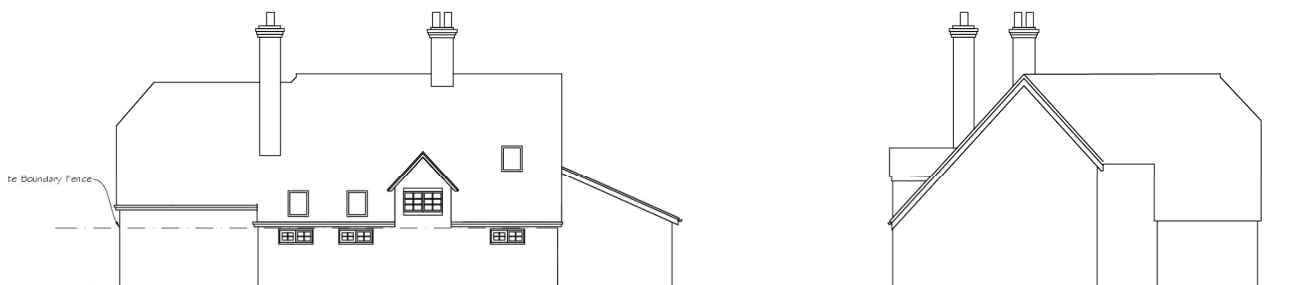
1 | Proposed Ground Floor Plan

2 | Proposed First Floor Plan

Fig 23073.07 Proposed Grd and 1st Floor Plans

Proposed works;

- Demolition of existing conservatory.
- Addition of single storey side orangery extension to form family room
- associated internal and external alterations



3 | Proposed North-West Elevation
1 : 100

4 | Proposed South-West Elevation
1 : 100

Fig 23073.08 Proposed MW and SW elevations (remaining as existing)

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5.0 Highway access and parking



Fig 23073 09 Image of existing garage frontage and parking forecourt area.

Proposal

Existing private access and frontage parking area for 3+ cars is retained

Car Parking

The dwelling has an existing parking /turning area with an existing 2 bay garage and parking for 3+ vehicles.

Cycles

Storage is provided for secure long term storage of bicycles in existing garage

Refuse/Recycling

Refuse and recycling bins are currently located adjacent to the highway entrance with collection from the road frontage.

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6.0 Flood Zone - Risk Analysis

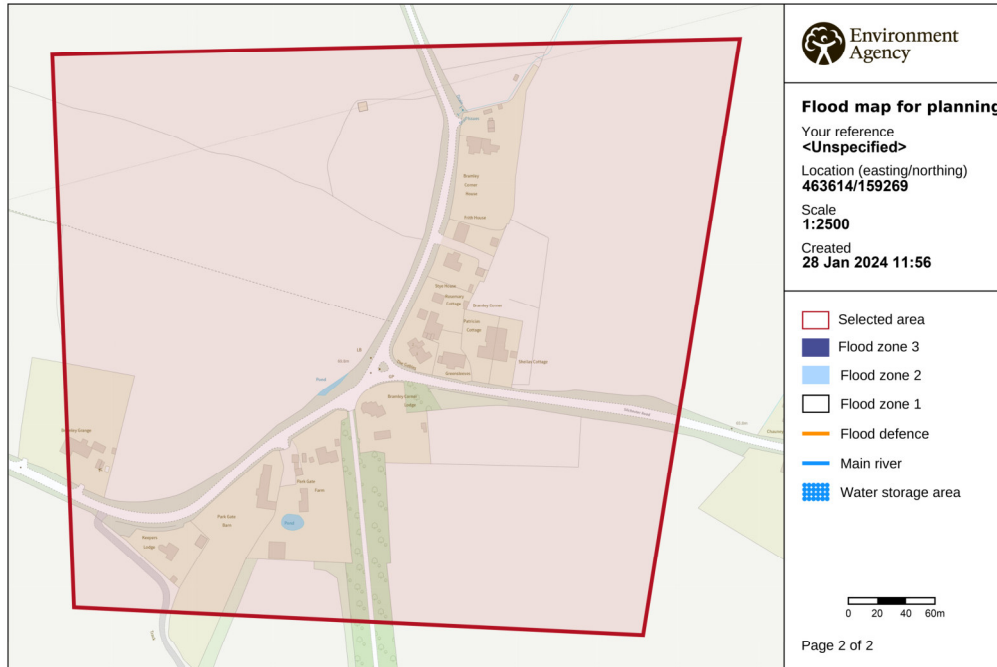


Fig 23073.10 Flood Map

Flood Risk Assessment

Rosemary Cottage is located in flood zone 1. The Environment Agency have no record of historic flooding of the property and is classed as low risk.

No additional protective measures are required.