

DESIGN & ACCESS STATEMENT FOR: Conversion and extension of 3 Farmcote Close Eastcombe, GL6

Description of Proposed Development

This is an application for full permission to extend the existing detached dwelling to provide a kitchen and utility room downstairs with a bedroom and bathroom on the first floor over.

The existing building is located behind a natural stone boundary wall and fence, and is itself constructed in rc stone. The main front access is direct into the living room and it is proposed that this will be reorganised to improve flow and will be insulated to current standards. The new extension will also provide wide access doors for disabled and wheelchair access into the property.

This site is in the Cotswolds AONB.

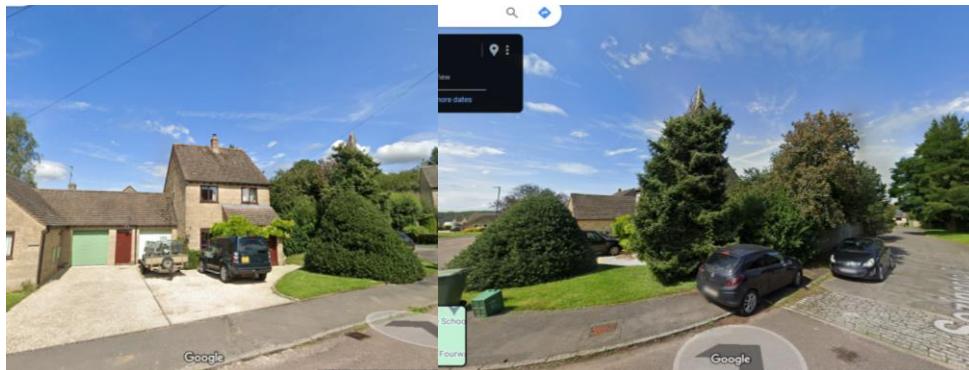
There will be no changes to the existing access and off road car parking numbers remain the same.

Site Assessment

The existing survey drawings form part of the application.

3 Farmcote Close stands in a unusually large plot but is a three bedroom house with small kitchen downstairs and with three bedrooms upstairs but only one bathroom.

The dwelling sits in a 0.08 acre plot. The south of the plot is bordered by a public footpath, the east is behind a timber fence and tall hedge, which cannot be overlooked by walkers. The dwelling is surrounded by various styles of property – all of similar rc stone construction, or sizes and heights vary between bungalows and houses. To the west and south boundaries there are two newer houses constructed in the 1980s which are in various styles and in various reconstituted stone. The elevations of Rose Cottage near this property remain unchanged.



Existing south elevation viewed from the front Farmcote Close.

Existing east elevation and boundary viewed from the side road Seizincote Close.

The site is bounded by natural dry stone walls and hedges as boundaries, and there is ample off road parking for up to 4 cars.

There is an existing large area of garden to the rear and side - the south garden and the driveway and path to the cottage itself, are all nearly level.

There are no trees affected.

Description of Proposed Development

The proposal is to construct a new extension to provide kitchen and utility room with a bedroom and bathroom in the roof above in a traditional style form. The existing kitchen will become the eating area. This will all incorporate natural RC Cotswold stone construction, K rend and Hardrow tiles. The extension will be subservient to the existing dwelling in height and width

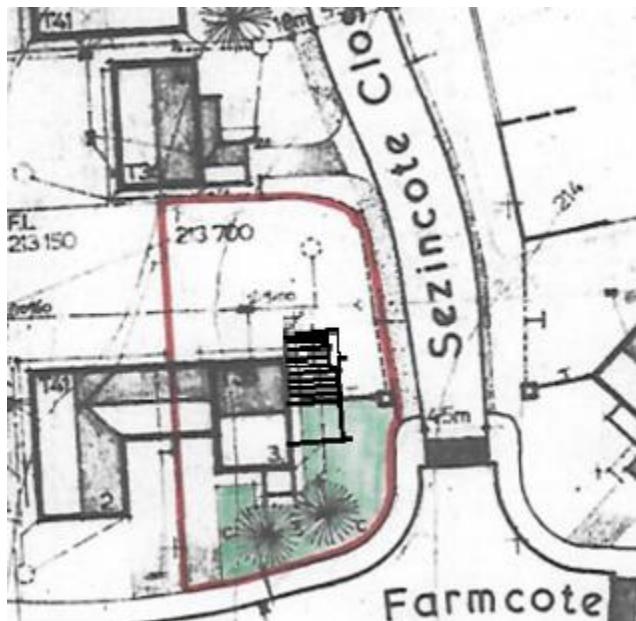
The floor area of the existing dwelling is approximately 115 square meters, and the additional area for the kitchen bedroom and bathroom will increase the floor area of the dwelling by 70 square meters.

The location and elevation seek to minimise any affect on neighbours by locating the new extension away from existing properties, founding it at a lower elevation, and by cutting into the slope so that the rear or east wall of

the ground floor is partially below ground level. The upper rooms will be partly in the roof space with sloping ceilings, and the new ridge will be 0.5 metres below the existing.

The roof will have a similar angle of pitch and concrete tiles as the existing. The walls will all be RC Cotswold stone with quoins to the south walls, the north and east walls will be rendered. Doors will be timber and windows will be high efficiency metal casement mullion surrounds.

The selected elevation of the new ridge will be 0.5 metres lower than the ridge of the existing cottage. The existing roof will remain as is.



Existing dwelling footprint, site boundary red and proposed extension black

Scale and Appearance

The proposal is to provide a 2 storey extension with part of the ground floor constructed below ground level on garden land to the east of the existing house. The accommodation will comprise of a kitchen diner utility at ground floor level and a new bedroom with bath/shower room above. The proposed extension is similar in proportions in both size and scale to the existing dwelling and will be constructed partly in RCI stone walls and the roof covered with concrete tiles to match existing. The new windows will be highly efficient triple glazed composite timber and powder coated aluminium externally.

The elevation of the ground floor is set below the level of the existing ground due to the levels of the site and will blend into the existing natural hedge and fence that forms the existing east boundary of the property. The view of the proposed extension will be largely broken up by the existing trees and shrubs.

Drainage

Roof drainage from the extension will be into new soakaways. Sewage will be connected into the existing outfall to the public sewer.

Consultation

The application follows consultations with the neighbours and the Parish Council have also been informed about the proposal.

Vehicular access

There is an existing vehicular access, set back in a 45 degree splay which is unchanged and unaffected by these proposals. There will remain parking for three further off road parking spaces and one in the proposed garage (four total car spaces are allowed).

Landscaping

There is minimal change to the external areas, however, york stone paving will be laid around new extensoin to provide access to doors.

Suggested Conditions

These include the following:

- Requirement for submission of materials or trial panels and approval of materials to be used for the new extension, the rebuilt garage store, and renovations.
- Restrictions on use of the garage and store only for domestic purposes incidental to the enjoyment of the main dwelling house and not for living accommodation.

Summary

The extension is not considered to impact on the existing house or neighbouring property(s) and is proposed to be built in materials and the design is sympathetic to the local area and in keeping with the various recently constructed styles surrounding it. The plot size and the existing dwelling can accommodate the extension of 70 square meters and the design and scale of the extension is in keeping, and will enhance the house.

The extension has been sited so that neither it nor its windows are visible from nearby properties. Very little except the roof of the extension can be viewed from behind the high hedge bounding the public footpath to the east. And the existing building prevents any part of the extension being viewed from the listed property opposite. The style of the extension is in the vernacular of, but is subservient to the existing, when viewed from the existing vehicle access.

The addition of a new access, bathroom and wc, all with level entry available from the car parking, will provide full disabled and wheelchair access. Most importantly, the relocation of the bathroom and toilet, to the same level as their existing upstairs bedrooms will enable much safer use for the occupiers and other visitors alike.