

# 2 Church Lane, Eakring NG22 0DH

## Design and Access Statement

### Existing Site

An Semi Detached dwelling, 2 Church Farm, Eakring is an unlisted 20<sup>th</sup> century building in the Eakring conservation area. A traditional construction with brick facings and concrete interlocking roof tiles, it is mainly two storeys but with a single storey flat roofed end additional which originally would have housed Kitchen, toilet and amenity for the property. This element has been altered over time and an addition of a conservatory to the rear.

A prefabricated concrete garage to the side of the property along the side boundary for a single vehicle, although this is now typically for storage only.

### Proposed

The proposal is to a residential building within a residential area, with little or no effect on adjoining dwellings.

The purpose of the new extension is to extend and improve the existing residential facilities, whilst integrating the garage to the building.

The existing comprises a two-storey brick house and the proposed extension is largely on the existing footprint but with additional areas to the front and rear. The existing garage footprint would be integrated whilst keeping a side entrance to the garden, which will incorporate a new gated access for security to the rear.

The layout of the scheme is shown on the submitted drawings. There are minimal works of alteration planned to the existing main part of the home. The existing ground floor access door is retained, and a new access is formed at the first-floor level from the existing shower room which allow access to the new Master Bedroom.

The opportunity has been taken to add interest internally to the design with the lower ridge giving open lofty space to the new bedroom with good sized windows to the rear and dormers to the front for the bedroom and dressing area. The ensuite will be added with an obscurely glazed window to the rear.

The present proposals do not affect the scale of the existing dwelling and the design maintains the proposal as a side extension to the main dwelling with the ridge line set lower than 00mm from the existing ridge.

To be in keeping with changes to made to 1 Church Lane which achieve planning for a double storey side extension, the front will be wrapped slightly by a wall thickness to the front elevation with a projection inline and not exceeding 1.2m from the front elevation.

The proposed works will require minimal landscaping works, but the inclusion of a side gate between the extension and the boundary will add security and privacy to the rear of the house.

The proposed extension will match the existing building in materials and detailing.

No Alteration is made to the existing vehicle and pedestrian access is envisaged, as ample parking is shown on the front elevation and a better garage size for parking a vehicle.



## Heritage Impact Statement

This is an unlisted 20<sup>th</sup> century building in the Eakring conservation area. The building is simple in design and appearance and is a typical example of its type. Extensions to buildings in conservation areas should always have high design standards and this building is no exception. This proposal will have minimal impact on the character or appearance of the conservation area.

The design is sympathetic and not out of character for the village of Eakring, as noted there are many properties extended, and newly built with dormers to the front elevation and dropped ridge height side extensions. The proposed extension would enhance the current house whilst being sympathetic to the surrounding area.

The proposed extensions will achieve a subordinate alteration to the main dwelling conforming with local policies.

