



HERITAGE IMPACT / DESIGN AND ACCESS STATEMENT

Householder planning permission - Rear Extension

Project

Conversion of existing PVC conservatory to extension.

Chy Veau

Sanctuary Lane

Ward: Stratton, Kilkhampton And Morwenstow

Parish: Bude-Stratton

EX23 9DP

UK

Client

Sarah & Michael Taylor

Prepared by

KS Architecture

The Old Nursery

Hollabury RD

EX23 8JA



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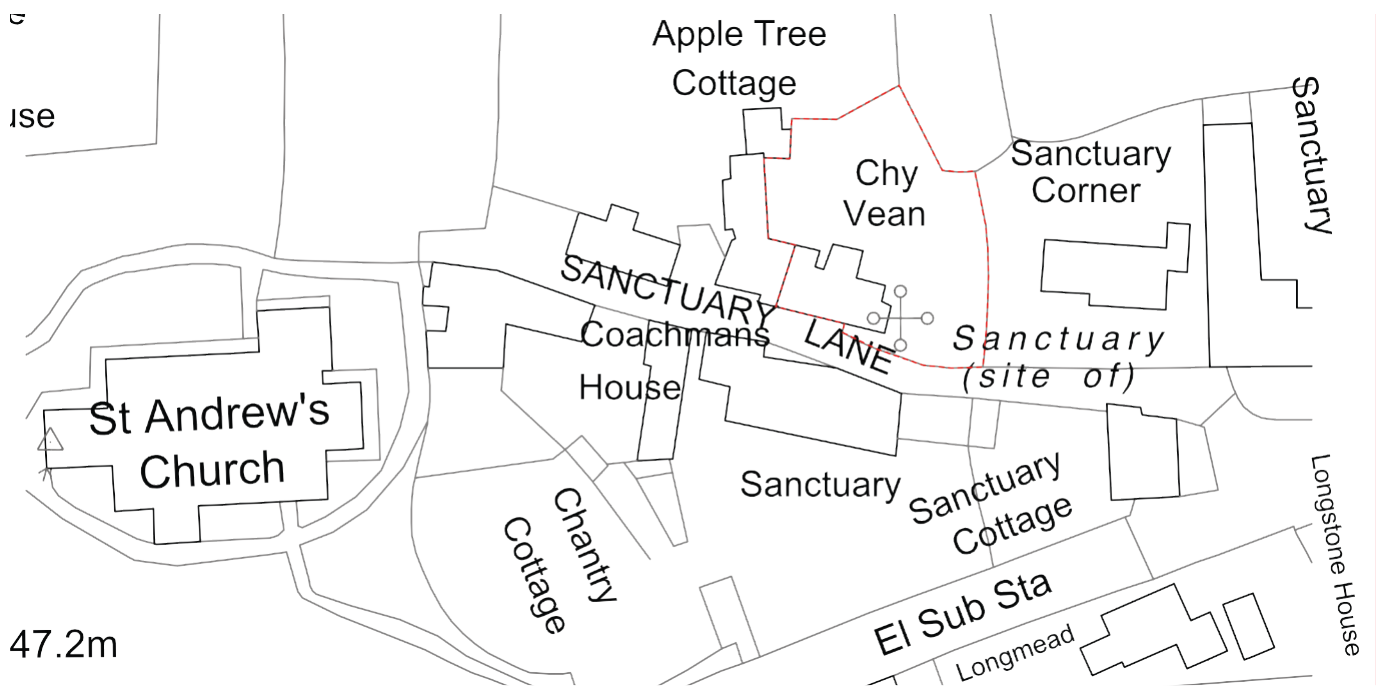
INTRODUCTION

This Design & Access Statement is submitted on behalf of Mr & Mrs M. Taylor in support of a Householder planning permission for an extension at the rear on the existing dwelling. The applicant is proposing replacing a PVC conservatory with an extension.

This statement accompanies the application to explain how the applicant has considered the proposal, and understands what is appropriate and feasible for the site in its context. It is intended to clearly explain and justify the design and access principles that will be used to develop future details of the scheme. Such information will help community involvement and informed decision-making.

APPLICATION SITE

The site is within a Conservation area as identified by the Stratton Conservation Area Appraisal in the older part of Stratton Village, Cornwall. The property is located on Sanctuary Lane. The PVC conservatory is positioned at the rear side on the north of the building and it is visible from the main road. The applicant's garden is on the north and the car park on the east. The site is located within the development boundary, conservation area and historic settlement. Existing property it is not listed.



PROPOSAL

This application seeks consent to re-configure the existing PVC conservatory to a rear build extension at the same outline. It also seeks consent to add a new window to the rear side elevation (northeast) to the existing bedroom.

Existing rear elevation





Existing rear elevation



Existing street elevation



DESIGN PRINCIPLES & CONCEPTS

LAYOUT

The overall layout of the scheme remains largely unaltered with the only notable change being the northern rear side which has been extended by 1m to meet with the existing kitchen wall. The application is supported by a comparable site layout plan which outlines the original plot and the extended plot for easy comparison.

SCALE

The extension is to be on a similar foot print therefore no notable increase in storey or ridge height from the existing one. The application documents include street elevations which clearly show the new proposal indicating the uniformity in proportion and height to the existing one.

LANDSCAPING

The application documentation includes a revised landscaping design for the existing natural stone wall to be pushed back to provide the required access around the property.

APPEARANCE

As mentioned above, the purpose of this application is to seek an approval for a PVC conservatory change to an extension to provide more living space.

The proposed extension will be constructed using traditional materials including timber cladding, aluminium fenestration and black metal rainwater goods which reflect the local vernacular well.

CONCLUSION

In summary the application seeks a more traditional design solution which balances well with the sites position into the conservation area. The installation of new windows to the rear of the property will have no more visual impact to Sanctuary Lane than the existing fenestration. The layout, location and scale of extension is well suited to thee existing property and should be supported by the Local Planing Authority.