



27/02/2024
D2 REF - 240202

**Bye Green Cottage
Brook End
Weston Turville
Buckinghamshire
HP22 5RF**

DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement has been prepared on behalf of Mr Brett in support of his full Planning & Listed Building Applications for a replacement side extension.

Description of Scheme

The applications are for matching proposal to the cottage, as wholly match the previously approved alteration/replacement side extension to the cottage granted approval in 2008. No other variations are proposed.

The proposal suggest the replacement of the existing part single/part two-storey side lean-to extension that provides a kitchen at ground floor, and a bathroom at first floor, with a replacement structure of similar building footprint to the existing to provide again, kitchen and small cloak room at ground floor and a bathroom to the first floor above.

Current Use / Site Characteristics:

The site is occupied by a small cottage home, which has been extended with an extension to the south-eastern elevation (proposed replacement extension) and a small conservatory to the north-west elevation. The cottage sits on the site centrally, with clear space around, though obscured from wider views due to high, well established and largely overgrown planting.

The site is accessed via a shared private driveway serving three properties of Bye Green Cottage, Bye Green Orchard and Millers Folly beyond.

The existing cottage and grounds are largely overgrown and showing signs of lack of general maintenance.

Scale: Height and massing:

The cottage is a small detached residence, formed primarily of two main rooms at ground level, comprising a lounge/sitting room with access to a small side extension conservatory and access stair to the first floor and a separate dining room giving access to the later side extension (the subject of this application).

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The first floor provides two modest bedrooms, a landing at the head of the stair from the lounge below and an annexe bathroom within the later side extension.

The first floor bathroom is formed within the roof-space of the lean-to side extension and has limited headroom due to the lean-to nature of the roof-shape. It is this element that is primarily proposed to be addressed with this application, which seeks to provide a properly proportioned and accessible first floor bathroom to the property.

The scale of the replacement side extension sits well within the overall form and massing of the original host property, with a proposal to match the duo-pitched roof pitch and orientation, with the proposal to step this down from the main roof to ensure the form and massing of the listed original host property is clear and evident for future generations.

Appearance, Details and Materials:

The proposed extension will be formed of materials to match the existing host property and the current lean-to building to ensure continuity of finishes throughout

Topography:

The existing topography of the site is largely flat, with tall well established planting within the site which ensures there is limited scope for overlooking.

Design

Use:

The proposed residential use corresponds with the existing use of the site and property as a detached residential dwelling.

Layout:

The layout of the proposal has been designed to reflect and follow the general layout and massing of the replacement side extension.

Privacy:

The privacy of occupants of the host property and surrounding properties has been respected in the design through the orientation and limited size of new structural opening and the respective height of the replacement extension.

Gardens and Amenity Spaces:

There are no proposals to adjust or alter the wider grounds of the site.

Sunlight and Daylight:

In order to ensure the design and character of the property is maintained, the proposed replacement extension suggest small-scale openings as match both the replacement extension and the original host property to ensure the character and setting of both the replacement extension and retained host property are maintained. This design aim limits the scope to improve light levels within the retained property, but that is wholly within the characteristics of the building both as it currently existing and as proposed.

Access and Servicing:

The site is currently accessed via a narrow, shared private access road. There are no proposals to adjust this.

Crime Prevention through design:

The limited scope of the proposed works means there are limited opportunities to encompass wider crime and prevention measures beyond those of providing secured doors and windows to the replacement extension.

Sustainability:

The site is located in a highly sustainable location:

- Replacement side extension
- Established residential area
- Close proximity to transport links

Access

Access is maintained to the property as per the existing site condition.