DESIGN & ACCESS STATEMENT

LOCATION: Stone House Farm, Yielding tree, Broome, Stourbridge, DY9 0EG

Physical Site Assessment & Socio-Economic Character A stone built classically double fronted detached farmhouse with 4 bedrooms, rural views and set in 2.5 acres of grounds. The rural location offers privacy but is far from isolated with excellent road links, ease of motorway access and a good range of amenities nearby. Blakedown is the closest village to the household, approximately 1.2 miles away with railway station with links to Worcester, Birmingham, Stratford upon-Avon, Warwick, and Leamington Spa. Primary Schools, Secondary Schools and local health services are located within a 2-mile radius.

Planning Policy

The area is defined as green belt and as such development of a domestic extension is guided by a series of policies set by Wyre Forest District Council. Wyre Forest District Council provides development plans and supplementary planning guidance to assist with the application process.

Local Character and Identity Building Form – A contemporary single storey extension split into two distinct elements consisting of a flat roof design with timber framed glazing, sliding doors and roof lights to extend the existing kitchen and structural glazed entrance lobby between the main house and garage providing a lightweight addition to the property.

Plot Width – The extension forms an L-shape which sits between the existing main house and garage and aligns with the main house west elevation. Building Line Set Back – The extension sits back from the front elevation to be subservient to the original building frontage. Front Elevation Composition – The proportion and arrangement of the front facing frontage is a contemporary glazed elevation which maintains clear views through to the rear garden and countryside.

Roof Composition – The proportion and form of the roof to the kitchen extension and the lobby roof is EPDM rubber finish to flat roof.

Materials – The walls are predominantly timber frame glazing, timber frame sliding doors with a section of wooded cladding under the kitchen window.

Boundary – The existing boundary is not affected by the development. Landscape – There is minimal impact upon the existing landscape with paving slabs used to link the internal and external spaces. Parking – The existing parking is not affected by the proposals. All parking is retained to the front of the property.