

# K | A | D

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## **DESIGN AND ACCESS STATEMENT**

Yew Tree Cottage, Avington Park Lane, Easton, Winchester, SO21 1EJ

### **1. EXISTING PROPERTY;**

#### Summary:

The existing building is a Grade II Listed detached dwelling.

#### Materials:

The building is finished externally in white painted brick across all elevations, with predominantly thatch roof.

Across the elevations are a variety of windows, all finished in white painted timber, with multiple panes of glass.

### **2. PROPOSED WORKS;**

#### Summary:

The proposed works will see the erection of a two-storey rear extension. Block up existing door opening and enlargement of existing window to the south elevation. Internal alterations including removal of modern walling to the ground floor, to facilitate the creation of the two- storey extension, and replacement of staircase.

#### Design Considerations:

Careful consideration has been given to South Down National Park's planning policies, Historic England's guidance and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on existing fabric, and ensuring that the new construction benefits rather than harms the existing character of the area and building.

The proposal has been sympathetically designed to ensure that the proposed works retain the characteristics of the existing and neighbouring properties. Whilst also creating new benefits to the building.

### **3. LOCATION;**

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The building is Grade II Listed but is not within a Conservation Area.

#### 4. **ACCESS;**

No alterations to the existing access or parking.