

INHOUSE SURVEYING AND ARCHITECTURAL DESIGN LIMITED

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DESIGN AND ACCESS STATEMENT

PROPOSED FRONT ENTRANCE PORCH EXTENSION, REPLACEMENT WINDOWS AND
NEW FRENCH DOORS TO THE REAR

61 BOTYL ROAD, BOTOLPH CLAYDON, BUCKINGHAMSHIRE, MK18 2LR



InHouse job reference:
Date:

2024 - 016
March 2024

This document has been prepared on behalf of the applicants, Mr & Mrs Taylor. It forms part of a householder planning application which seeks permission for the erection of a new porch to the front of the property, along with associated improvements to the access route, replacement windows and the provision of French doors to the rear.

The property is not listed and is not within the Botolph Claydon Conservation area.

This document is to be read in conjunction with all planning drawings and any further supporting documentation.

Any references to the left or right of the building are as if facing the front elevation.

SITE LOCATION & DESCRIPTION

61 Botyl Road is located to the North end of the village of Botolph Claydon, and is a Victorian semi-detached traditional solid brick built cottage with clay tile pitched roofs, brick chimney stacks, and dormer windows. The plot is generally rectangular with levels increasing gently to the rear and has the benefit of a gravel dressed driveway to the front right-hand side.

PROPOSED WORKS

It is proposed to erect a new porch to the front of the house. The porch is set beneath the existing front right hand bedroom window and utilises the existing structural opening at ground floor level to provide direct access into a front reception room. This will vastly improve the practicality and ease of use of the property. The proposed porch is of modest size and traditional design using high quality materials to respect the nature and character of the area, surrounding buildings, and reflect the existing style and design.

In addition to the above proposal, the applicants are carrying out further improvements and alterations to the building as a continuation of ongoing sympathetic refurbishment and modernisation works. This work includes replacement of the external single glazed windows with new double glazed hardwood framed units. The new windows are of painted flush side hung casement design complete with slimline double glazing and diamond pattern glazing bars as a reference to the existing glazing bar design. French doors are to be installed at the rear to improve the access and outlook onto the patio area.

The applicants also intend to install an electric car charging point to the front right hand corner of the existing house.

PROPOSED MATERIALS

It is proposed to use European oak framing with double glazing to form the front section of the porch, including a glazed gable apex, over a red brick plinth with solid brickwork forming the side walls of the porch between the oak frame structure and the existing front elevation. The brickwork is to be of Flemish bond to match the existing using handmade or reclaimed bricks of similar colour to the existing and set into a traditional lime mortar. A plain clay tile covering is proposed for the pitched roof covering of the porch to match the existing right hand bay roof, and the roofs to the rear of the property, complete with a traditional stepped lead flashing and soaker detail at the junction with the main front wall.

ACCESS ARRANGEMENTS

The only access into the cottage is via the single external door at the rear leading to the kitchen. The applicants wish to improve their day-to-day access into the cottage from the parking area and improve accessibility for visitors. The front boundary and driveway size is to remain unchanged, with retained parking for up to three vehicles in front of the existing set back gates, however, Mr & Mrs Taylor wish to install a new honeycomb grid subbase layer beneath a new loose gravel surface finish to provide a stabilised surface, more suitable for wheelchair users. A matching path links the porch entrance to the driveway. The provision of an external door to the front and French doors at the rear will also vastly improve the fire safety for the occupants with additional escape routes / final exits available in the event of a fire.

FLOOD RISK

Information from the Environment Agency website indicates that the property is in an area at very low risk of flooding from surface water and rivers.

REAR PHOTOGRAPH



Northwest corner of the cottage showing plain clay tiles

SUPPORTING DOCUMENTS

Reference should be made to the supporting drawings as outlined below:

Site & Location Plan:	2024-016 - 01
Existing Floor Plans	2024-016 - 02
Existing Elevations	2024-016 - 03
Proposed Floor Plans	2024-016 - 04
Proposed Elevations	2024-016 - 05