



PROJECT TITLE                   **PROPOSED SINGLE STOREY SIDE  
EXTENSION TO GREY COTTAGE, FINCHFIELD  
GARDENS, WOLVERHAMPTON, WV3 9LT**

PROJECT NUMBER               **23046**

REPORT DATE                   **2024-01-18**

REPORT TITLE                   **DESIGN & ACCESS STATEMENT**

PREPARED BY                   **R TAYLOR**



**acp architects**

Roma Parva, Level Two, 9 Waterloo Road, Wolverhampton, West Mids, WV1 4DJ  
T: 01902 423428                   F: 01902 427189                   W: [acp@acpractice.co.uk](mailto:acp@acpractice.co.uk)

## **Contents**

- 1.0 Introduction
- 2.0 Site History & Planning Status
- 3.0 Local context
- 4.0 Design
  - 4.1 Use
  - 4.2 Amount
  - 4.3 Layout
  - 4.4 Scale
  - 4.5 Landscaping
  - 4.6 Appearance
- 5.0 Access
  - 5.1 Vehicular and transport links

## **APPENDIX**

- A** Photographs

## 1.0 INTRODUCTION

- 1.1 This report has been prepared by ACP Architects in support of an application for detail planning permission for a single storey side extension to Grey Cottage, Finchfield Gardens, Wolverhampton, WV3 9LT.
- 1.2 The application property is a detached two storey dwelling with upper floor built into a mansard roof/ The dwelling is within substantial grounds, which has significant landscaping and tree cover to the boundaries.
- 1.3 The site is approximately 0.57 acres and is located on a private road, accessed off Finchfield Road.



*Arial photo of site*

- 1.4 The application seeks planning permission for a single storey side extension to the rear to provide a self-contained annexe ancillary to the main dwelling. In addition, the proposal includes a dormer window in the rear roof slope to an existing bedroom.

## 2.0 SITE HISTORY & PLANNING STATUS

- 2.1 The dwelling is located in the Bantock House Conservation Area, within Finchfield Gardens, which was added at a later date to the conservation area and forms a very distinct character area of its own. The dwellings within Finchfield Gardens are much later in date than the core of the conservation area and consist of a mix of styles started by Major Hutchinson Smith in the 1920s with a distinct Dutch Colonial Style, which was later added to with other styles by subsequent architects. This particular character area of the conservation area is typified by large detached dwellings set in large plots within a mature, green, leafy setting.

This particular dwelling was the first to be built in Finchfield Gardens by Major Hutchinson Smith and was his home.

2.1 **Extension in 1960's**

A wing was added to the dwelling onto the western end adding a garage at ground floor level and bedroom at first floor level.

2.2 **C/3284/88**

Description: Extension to rear of house

Date: 01/02/1989

Status: Approved

2.3 **94/0201/FP**

Description: 1 bed self-contained bungalow

Date: 28/04/1994

Status: Refused

2.4 **94/0581/FP**

Description: Additional living accommodation (new bungalow).

Date: 19/07/1994

Status: Refused

2.5 **21/00710/TR**

Description:

T10 Corsican pine: Lift lower branches over road side to no more than 5m to allow access for vehicles around Finchfield gardens( balance lower branches on lawn side to retain shape if required) T11 Corsican pine: Lift lower branches over road side to no more than 5m to allow access for vehicles around Finchfield Gardens (balance lower branches on lawn side to retain shape if required) T12 Beech: Lift lower branches in garden to approx 3m Remove deadwood in tree Crown to be thinned removing Several crossing and rubbing branches no larger than 50mm T13 Scots pine: One large lower branch overhanging neighbours garage to be pruned back to source as this branch is very heavily weighed for its length and could be a potential hazard to property and people, as a previous branch as already snapped out onto the neighbouring property in the past. T14 Scots pine: Several lower branches to be reduced back to a suitable pruning point to alleviate stress on the limb.

Date: 02/07/2021

Status: Approved

3.0 **LOCAL CONTEXT**

3.1 The property is located in a residential area access of a private road.

## 4.0 Design

### 4.1 Use

*What buildings and spaces be used for*

### 4.2 Amount

*How much would be built on the site.*

The proposals include a single storey self-contained annexe to the main dwelling with accommodation for an elderly person as follows:

- a) Kitchen/dining
- b) Lounge
- c) Sunroom
- d) Bedroom
- e) Ensuite

### 4.3 Layout

*How the buildings and public spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.*

The annexe will be accessed from the main dwelling with use of the side entrance located adjacent to the garage.

### 4.4 Scale

*How big the buildings and spaces would be (their height, width and length).*

The proposed extension is to be single storey with a flat roof.

Though the proposal will be increasing the general massing of the dwelling, it is considered that the sensitive, subservient nature of the extension and its design will have a minimal impact and will preserve the character and appearance of the conservation area.

### 4.5 Landscaping

*How the spaces will be treated to enhance and protect the character of a place.*

The original garden will remain unaffected.

There will be no impact on existing trees.

The site is within a conservation area and as such trees located within the site are automatically protected if the tree is 75mm (3 inches) or more in diameter at 1.5m height or more, above ground level.

The following trees are individually subject to Tree Preservation Orders as follows:

- T1 Type not specified, 06/00277/TPO, location – along rear NE boundary.
- T2 Type not specified, 06/00277/TPO, location – along rear NE boundary.
- T3 Type not specified, 06/00277/TPO, location – along rear NE boundary.
- T10 Corsican Pine, 06/00618/TPO, location – to front, S boundary.
- T11 Corsican Pine, 06/00618/TPO, location – to front, S boundary.
- T12 Beech, 06/00618/TPO, location – to front.
- T13 Scots Pine, 006/00618/TPO, location – along SE boundary
- F14 Scots Pine, 006/00618/TPO, location – along SE boundary

None of the above are affected by the proposed extension.



TPO Plan

#### 4.6 **Appearance**

*What the building and spaces will look like, for example building materials and architectural details*

It is proposed to finish the walls with smooth render to match the existing.

New windows are to be double glazed in UPVc.

It is not proposed to mimic the original building.

The subservient nature of the side extension will allow the original built form of the property to be easily recognised. The contemporary design of the rear extensions is a successful contrast to the original built form. The bespoke design of the extension will make a positive contribution to the bespoke and diverse character of properties that populate Finchfield Gardens.

The extension is to the rear of the original dwelling and is not visible from the road and as such it will not have a negative impact on the character or appearance of the conservation area.

## **5.0 ACCESS**

### **5.1 Vehicular and transport links**

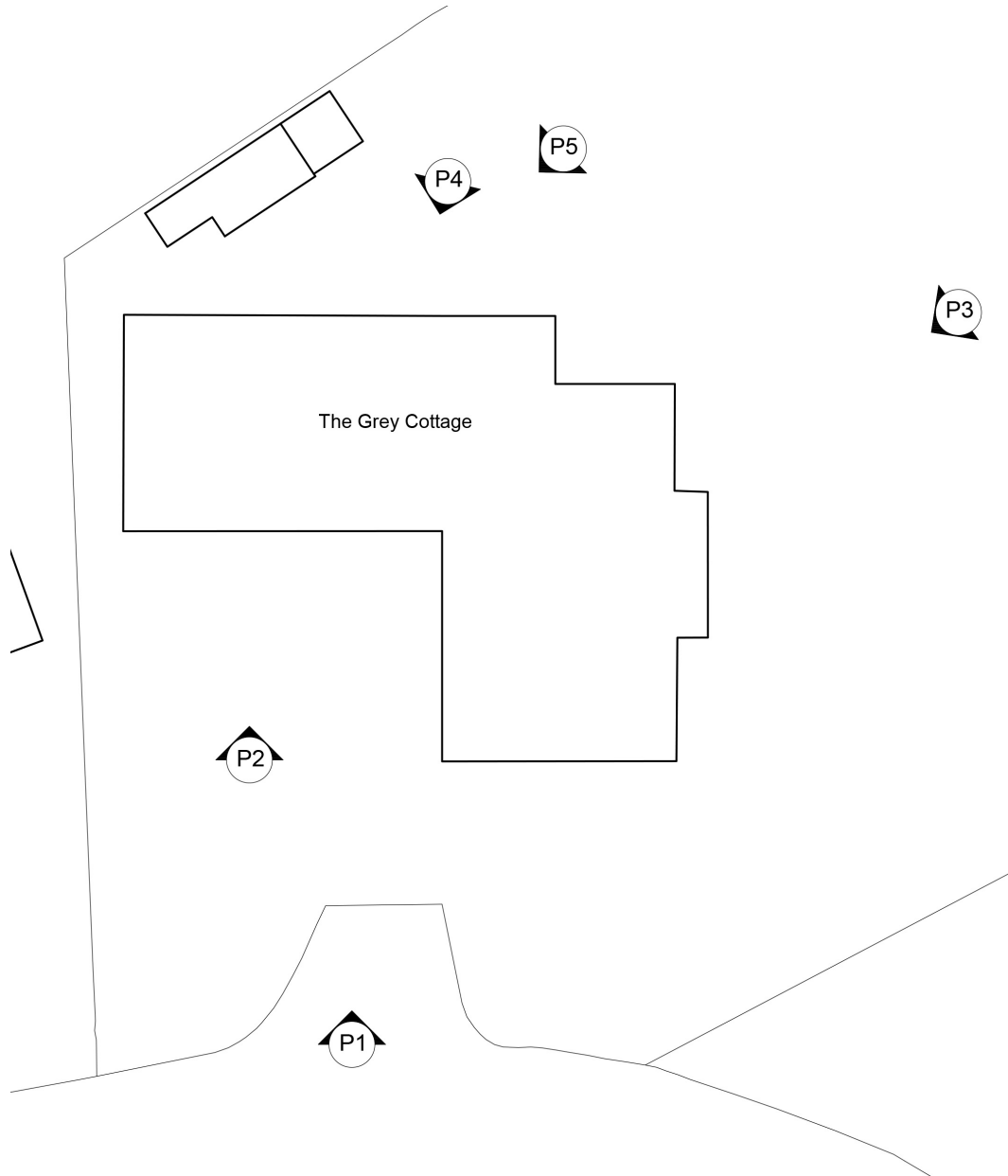
*Why the access points and routes have been chosen and how the site responds to road layout and public transport provision.*

Access to the site will remain as existing.

Car parking on site is unaffected with parking on site for up to seven vehicles on site (five outside and two within the garage).

Vehicles can enter and exit the site in forward gear.

# A



*PHOTOGRAPH LOCATIONS*





P1



P2



P3



P4



P5