

Patton.

ARCHITECTURE +
DEVELOPMENT

HERITAGE, PLANNING, DESIGN & ACCESS STATEMENT



Erection of a single storey side extension following the demolition of an existing conservatory

At

Eastbury Cottage, The Street, Compton

April 2024

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1.0 INTRODUCTION

1.1 This Statement has been prepared in support of a full planning application for the erection of a single storey side extension following the demolition of an existing conservatory ("the Proposal") at Eastbury Cottage, The Street, Compton ("the Site").

1.2 The purpose of this statement is to illustrate the key factors that have influenced the design of the proposals and to demonstrate how it accords and complies with the principles and policies established by the National Planning Policy Framework (NPPF) and local plan requirements.

1.3 The Design statement structure follows the guidance and heading as set out within the *"design and access statements – how to write, read and use them"* by the Commission of Architecture and the Built Environment (CABE).

1.4 This statement should be read with the drawings prepared by Patton Architecture and Development and all other supporting documentation submitted herewith.

EXISTING CHARACTER AND DESCRIPTION OF SITE

1.5 The site comprises of a detached cottage and detached garage.

1.6 The site is in the centre of Compton and has 3 existing parking spaces.

1.7 The house has a painted white brick facade, timber casement windows and clay roof tiles.

1.8 The property has an existing side UPVC and brick conservatory.



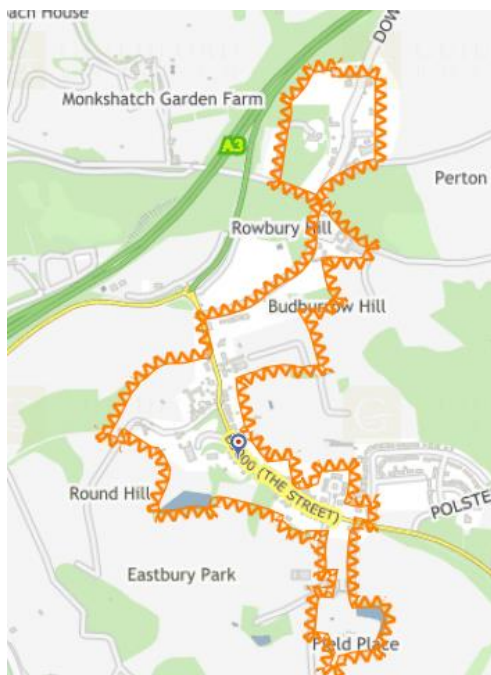
Existing front elevation



Existing side conservatory

2.0 HERITAGE STATEMENT

2.1 The site lies within the Compton Conservation Area.



Extract from Guilford Borough Council Planning Maps

2.2 The property is located on The Street which has a variety of building styles and materials.

2.3 The application site has a number of Locally listed properties in close proximity, including 1 & 2 Church Cottages, The Old Barn and Primrose Cottage.



Extract from Guilford Borough Council Planning Maps

3.0 DESIGN AND ACCESS STATEMENT

Use

3.1 The site has a residential C3 use class.

Amount

3.2 The proposal seeks to add a single storey side extension to replace an existing conservatory.

Layout

3.3 The proposed side extension follows the existing footprint of the conservatory and adds a more functional layout.

Scale

3.4 The proposed side extension has been designed to be subservient to the main house and is very modest in scale.

Appearance

3.5 The proposal replaces an ugly UPVC conservatory that is out of keeping with the existing dwelling and replaces it with an attractive side extension that uses the same materials as the existing dwelling and enhances the conservation area and fully respects the neighbouring Locally Listed dwellings.