

INTRODUCTION

This statement has been prepared to accompany the application for the extension of Beyond, Orchard field lane, Bladon.

Work is proposed to add a single-story extension onto the existing dwelling.

CONTEXT & LOCATION

The existing dwelling is located off Orchard Field Lane on the northeastern edge of the village of Bladon, near the junction between the A4095 and the A44.

The existing site is approximately 2922m², with the existing dwelling siting at the northern end of the site with gardens to the south. The existing house is predominantly single storey, with a storey and a half wing on the western end of the building.

The site lies outside the boundaries of both the Bladon Conservation Area and the Blenheim Palace UNESCO world heritage site. The site is located over 300m from the closest listed building, the grade II listed Eagle Lodge, which is completely screened from view by the houses and trees on Grove Road. The existing dwelling is also located 150m away from the edge of the grade I listed Blenheim palace parks and gardens. As with Eagle Lodge the parkland is completely obscured.

The proposed extension is located at the rear of the existing dwelling on the north side of the building.

PROPOSAL

A new single-story extension is planned to add an additional bedroom and bathroom to the property.

The extension is located at the rear of the property in an area currently housing a few raised planters and a shed.

Some of the small trees and shrubs on the eastern site boundary are to be removed to facilitate the extensions construction and to open up the corner of the site. The sites boundaries contain many trees, and the proposed removals will have little impact on the overall total.

DESIGN

The extension has been designed in a manner as to be in keeping with the clean and modern look of the existing dwelling and scaled to be subservient to the existing building. The extension is to be rendered to match the existing and roofed in matching tiles.

The new extension will complete a 3-sided courtyard at the rear of the building, with improved access that will make the space more usable by the client.

The extensions small size and exiting planting on the northern boundary will ensure that the proposed works have minimal effect on neighbouring properties and no impact on surrounding heritage assets.

ACCESS

The proposed works would have no impact on the existing site access or parking.

CONCLUSION

Our view is that this proposal meets our client's requirements while at the same time complying with planning policies, design guides and that it takes its form from the current building.

Existing west elevation



Existing rear garden

