

## **Design and Access Statement**

1. Use of the Site: Residential
2. Scale: The scale of the proposed replacement extension, along with the existing kitchen extension, remains smaller than the existing thatched cottage. At maximum, the eaves of the proposed ground floor bedroom/bathroom extension remain at 2m above ground level, rising to a maximum 3m at abutment with the existing walls. The height of the existing cottage is maximum 8m above ground level.
3. Appearance: No attempt is made to emulate the architecture of the existing 17th - 19th century cottage, other than the painted render. Natural Slate is the obvious choice for roof material (replacing corrugated sheeting at the rear) because the angle of slope allows the extension to tuck in neatly under the eaves of the cottage. Rolled lead will be used where small flat roof sections are required.
4. Access: No alterations to access.
5. Flood Risk Assessment: none needed
6. Heritage Statement for Listed Building - see separate Statement attached.