STATEMENT OF SIGNIFICANCE & IMPACT:
Design and Access Statement

SMD/2017/0271 - Single storey rear extension at Holly Trees The Green, Bagnall

Background Information

This property is not referenced in the relevant Historic Environment Record (HER); statutory or local lists. Although the property is situated within the Bagnall Conservation Area the construction of the building is modern (built circa 1980) and therefore does not contain any special features which could be construed as Architecturally significant.

Existing Structure

The property is situated in the Bagnall Conservation Area within a mixed commercial residential and agricultural environment.

Built circa 1980 the existing building comprises modern residential accommodation recessed off School Lane. The building is constructed using typical modern forms of construction utilising modern building materials.

These comprise an outer leaf of red facing bricks, Upvc windows and doors and a trussed roof with tiled finish. Fascias and gutters comprise softwood timber with a brown painted external finish. The property contrasts with other properties within the locality which comprise various external finishes. These range from externally stone faced walling to traditional clay external brickwork.

Scale Appearance and Design

The proposed extension is located wholly to the rear elevation of the property and in terms of its scale is considered minor in nature extending outward to the rear no more than the existing extension. The proposal is single storey with a flat roof which serves to reduce the overall height of the structure. A lantern roof light is proposed which marginally increases the overall height. However this would ordinarily be within permitted development ctcriterias.

The design of the proposed extension builds on the contrasting nature of the existing building and utilises modern methods of construction and materials (see submitted drawings) In terms of the visual impact on the surrounding environment the extension is only visible from the rear elevation and is shielded from the front and side elevations by the existing pitched roof of a formerly approved garage extension.

Minor demolition of the existing single storey rear extension is being undertaken but importantly it is not proposed to extend the foot print of the proposed extension in terms of the extent to which this extension projects at the rear.

A flat roof will extend over the proposed rear extension. Again this has been designed to contrast with the existing building providing clear definition between the existing and proposed structures.

Impact

The impact of the proposed extension on the surrounding area is mitigated by its single storey nature. and relatively small footprint. Situated wholly to the rear of the property and screened from the front by the previously approved garage extension, it is considered that there is only minimal impact in terms of visual impact

Vehicular Impact

There is no impact on vehicular access associated with this development.

ASSESSMENT TABLE

Proposed Works (*item by item*):	**Significance of the historic fabric/area that will be affected:**	**The impact of the proposed work(s) on the historic fabric/area:**
New Wall Construction	*The existing building comprises an outer leaf of modern mass produced clay facing brickwork which defines the building from others within the are. These materials reflect a building built circa 1980*	*The new external walling will comprise an outer leaf of facing brickwork to match the existing brickwork. It is considered that there will be no negative impact on the historic area.*
Windows and Doors	*The existing buildings windows and doors comprise modern mass produced windows, doors and frames.*	*It is considered that there are no historic advantages associated with the existing doors and windows. As such it is proposed to adopt grey framed Upvc double glazed units which will provide a visual contrast with the existing building and provide a timeline differentiating the old and new*
Fascias, Soffits Guttering,and Downpipes	*The existing Fascias, Soffits, guttering and downpipes comprise brown painted Upvc commensurate with the age of the building.*	*The new extension will provide a visual contrast with the existing building by utilising grey Upvc door and window frames with grey fascias, soffits and guttering. This will differentiate the new extension from the existing building. Due to the age of the building there is considered to be no negative impact on the historic fabric or area*

Roof	*The existing roof comprises a modern pitched trussed roof with concrete inter locking tiles. As such there are no heritage or architectural significance to this element.*	*The proposed extension will contain a flat roof with modern grey polymer, insulated flat roof covering. This will significantly reduce the overall height of the extension and will differentiate the new extension from the existing building. Due to the age of the building there is considered to be no negative impact on the historic fabric or area.*