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Barnfields, Town End Lane, Swinscoe, Staffordhsire DE6 2HS

Proposed extension to Barn dwelling to improve accommodation.



Design and Access Statement

Revision -



D E S I G N S T A T E M E N T

The nature of the application

The site consists of a two storey unit, with a single storey attached garage to the rear with the whole building built in traditional character and style of facing stone.

Originally the building was used for agricultural purposes, but was converted into a dwelling in 1992 and has been used for residential purposes since then. The dwelling was formally classed as such with a retrospective Lawful development application in 2013 when the building was occupied by a single occupant for several years. The intention is to extend and modernise the existing building from a single occupant dwelling into a suitable family residential dwelling.

The amount and density of development

Existing floor area			141m²,
Proposed extension floor area			27m²,
% increase of floor area	19%	to	168m²,

The building sits within a site of 0.16 of an acre.

Proposed Layout and Siting

The property sits within the Southern area of the site with the South East elevation facing Town End Lane. At present the layout of the site is clearly defined with the building sitting within a designated residential area of the site which is set within the wider site identified as pasture land. The location of the extension maintains this clear division between dwelling land and the surrounding pasture land.

Scale of proposed building works

Influences have been taken from both within the site and its surrounding buildings. The extension is confined to the one end of the property and is in keeping with the character and scale of the existing two storey building. The extent of the extension has been kept to a minimum whilst through the oak framed gable windows attempting to clearly identify the extent of the extension.

Landscaping

The external landscaping is limited, consisting of landscaped gardens with a tarmac drive immediately outside the property with open fields around as is currently the case. The boundary will be untouched and the existing hedges and walls, with all trees also maintained. The access drive has not been amended as it already meets modern standards.

Appearance

The design has aimed to combine the character of the existing buildings whilst emphasising the modern link between the two.

This has been achieved in the extension with construction being of matching stonework and reclaimed clay tiles to mimic the existing whilst the modern extension is identified by the triangular gable end windows between the oak framing.

Approach

The building is accessed directly off the road of Town End Lane with the drive leading to the building. The car parking area is to the side of the building and a path links the parking area to the front door and around two sides of the property.

Sustainable Development

The building utilises the existing soak away for all storm water reducing the impact on the drainage system. All exterior lighting will be kept to a minimum, wall and floor insulation has been specified thicker than current regulations require reducing both heat loss and energy required to heat the building. Locally sourced stonework has been stockpiled to reduce the use of man-made materials.

I trust that the above information is sufficient at this stage but if you have any further queries please do not hesitate to contact me.

Yours faithfully,