Design, Access and Heritage Statement

Introduction

This Design and Access statement accompanies a planning application for a proposed orangery to the rear of an existing dwelling on Church Croft in the village of Caverswall. This statement has been written to meet the requirements of the National Planning Policy Framework. Local planning policy was considered.

Use

The existing dwelling lies on a small development, completed in 2016, in Caverswall. The existing dwelling briefly consists of 4 bedrooms, 2 bathrooms, a lounge, study, kitchen/diner, utility room and WC. The dwelling also includes a detached double garage which is unaffected by the proposed works. The proposal seeks to extend the existing kitchen diner to form an orangery and sitting area at the rear of the property.

Amount

The proposal includes the extension of approximately 11m² of floor area.

Layout

The proposal includes for the extension of the existing kitchen and dining area to the rear of the existing dwelling to provide a seating area with views over the garden.

Access

Access to the existing dwelling remains unaffected.

Appearance

The proposed extension is designed to retain the aesthetic of the existing dwelling as far as is possible. The facing materials will match closely with the existing as far as possible with details such as dental brickwork at eaves level and rise and fall brackets with cast effect gutters. The roof will be a lead grey single ply membrane with a flat top glazed rooflight. The existing painted hardwood double door and sidelight set will be relocated into the new extension.

Heritage Impact Assessment

Although located with the Caverswall Conservation area, No. 2 Church Croft has no historical value as it is located on a development recently completed in 2016.

The impact of the proposal on the wider setting that is the Caverswall conservation area is very limited due to the nature of the proposals and obscurity from public view. Even when viewed directly from Church Croft, the proposed extension does not distract the eye away from the original dwellings.

To conclude, the proposal will have no impact on Caverswall Conservation Area nor the listed buildings within it. This assessment of the building and its setting have been undertaken using ‘Conservation Principles, Policies and Guidance’ and ‘The Setting of Heritage Assets’, as produced by English Heritage.