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DESIGN AND ACCESS STATEMENT

SITE Bolton Gate Farm

EXISTING STATUS Registered riding school and equestrian centre with various stables, outbuildings, ménage, on site equestrian shop, 20 acres grazing land and farmhouse (listed building) built circa 1860, original use public house with living accommodation over.

PROPOSAL Single storey rear domestic extension to existing farmhouse and demolition of rear lean to structure.

USE The existing farm house is an original building essentially two storey detached with a single storey lean to structure at the rear. The front elevation is the traditional farmhouse symmetrical design, built in stone with a central doorway and four sash windows. The rear section of the building is part brick and render. The roof comprises a pitched tiled type with a flat section to part of the side elevation.

Two extensions have been added to the original building and footprint. These extensions comprise a first floor flat roofed extension to the side elevation and a ground floor conservatory also on the side elevation facing the yard (see enclosed footprint plans). The rear lean to will be demolished and a new single storey domestic extension built in its place. The lean to is a single storey brick and timber structure with a sheeted roof and does not comply with standards required for domestic use. The replacement extension will be constructed to Building Regulation standards enabling domestic use and providing additional living space to the main dwelling. It will include a ground floor toilet facility, a toilet facility for on site staff and visitors, a utility/wash room and an additional living room all of which are essential requirements. The proposal is consistent with the existing use ie residential/domestic and no change in overall use will occur.

AMOUNT The proposal will not affect density and the neighbourhood services can easily support the small development involved.

LAYOUT The extension is designed to ensure practicality, safety and to avoid overlooking.

SCALE The extension is designed at a size and scale to sit comfortably within is surroundings with all openings ie doors and windows domestic in scale and to match those of the existing structure.

LANDSCAPING

The existing lawns and landscaping in the vicinity will be retained.

APPEARANCE

The extension is designed to visually relate in size and appearance with the existing structure. A pitched tiled roof is incorporated using plain tiles to match and at an equal angle/pitch. The roof design is also configured to ensure retention of three first floor rear windows. It is considered that the design and appearance is attractive, in scale, and complimentary to the existing building and that the overall appearance will be enhanced with the removal of the existing unsightly lean to structure and replacement with this new brick and tile extension.

ACCESS

Level access to the building will be retained and entrances to both the front and rear will be incorporated.

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