Design, Access & Heritage Statement

CLIENT: Miss D Chorlton

LOCATION:

Wymondham
Hurstons Lane
Alton
Stoke-on-Trent
Staffordshire
ST10 4AP

PROJECT:

First floor extension above existing garage to enlarge existing bedroom.

Prepared by Nigel Forrester MCIOB

Description of Application

The application is for a first floor extension to be constructed above the existing attached garage in order to enlarge an existing bedroom.

Site Location and Constraints

Wymondham is situated within the Alton Conservation area.

Physical Description and Context

The house is a relatively new, modern, detached property, planning permission for which was granted in 2003 (application reference SMD/2003/0451).

The house is of traditional appearance with a pitched, tiled roof and external walls of facing brickwork.

Social Context

The property is located near the centre of the village of Alton and adjacent to the Village hall and Health centre. The immediate vicinity is residential.

Design Principles and Concepts

Amount

The proposal does not enlarge the existing footprint of the building.
The extension is at first floor level and extends the first floor, floor area by 17m2

Layout

No changes are proposed to the existing site layout.

Scale

The proposal increases the massing of the building at first floor level on the northeastern end of the building.

Landscaping / Appearance

No changes are proposed to the existing landscaping.

Access

The existing vehicular and pedestrian access into the site is to be retained as existing.

Impact upon the historic character of the building and upon the street scene

Although within the conservation area the property itself is modern and not of any historical interest but care has been taken to compliment the character of the property and location.

The proposal will have no detrimental impact upon the building or the historical character of the area.