Design, Access & Heritage Statement

CLIENT: Mr and Mrs T Burrows

LOCATION:

High View
Lime Kiln Lane
Alton
Stoke-on-Trent
Staffordshire
ST10 4AR

PROJECT:

Proposed rear extension to provide an additional bedroom and enlarge the kitchen.

Prepared by Nigel Forrester MCIOB

Description of Application

The application is for a two storey extension to be constructed on the rear of the property in order to enlarge the kitchen and provide a third bedroom.

Site Location and Constraints

High View is situated in an elevated position with the rear of the property over looking the village centre but the property is isolated from the village centre and not readily visible.

High View is situated within the Alton Conservation area.

Physical Description and Context

The house is a semi-detached property in a row of matching properties.

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 involves replacing an existing ground floor projection which currently accommodates the kitchen, the bathroom and a lean-to conservatory and building a new two storey extension, all on the rear of the property.

The extension adds an additional 32.35m2 to the existing floor area.

Layout

No changes are proposed to the existing site layout.

Scale

The proposal is in-keeping with the design and proportions of the existing property and is appropriate in scale.

Landscaping / Appearance

No changes are proposed to the existing landscaping.

Access

The property has a pedestrian access off Lime Kiln Lane. which 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.