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Design, Access and Heritage Statement

Case Study : Proposed Two Storey Side Extension

Address: Edgeley, School Road, Bagnall ST9 9JP

Introduction

The proposed development is for the extension of an existing dwelling to create much needed additional rooms for a growing family.

The building is a two storey semi detached property and fronts on to School Road, Bagnall.

Details of the proposal are set out below:-

Site and Area Assessment

The property is located within a mix of residential properties on the outskirts of Bagnall Village and lies within a designated Conservation Area.
The site is set back from School Road by approximately 18 metres.

Layout and Amenity

See drawings ref SR1d and SR2a attached to the formal planning application.

Each room will offer comfortable living space and amenity and the layout has been designed to allow non intrusive access from the front to the rear.. The site is adequately drained with foul water connected to the main sewers and the rear garden area retains considerable amenity space.

Design and Appearance

The proposal will maximize the available floor space which is restricted by a tapered boundary line.
Existing original building features will remain to the School Road elevation and the extension will appear subordinate to the main building.

Accessibility

Existing vehicle movement and parking will be unaffected by the proposal
The ground floor is level and accessible.

Heritage Statement

Edgeley is a semi detached dwelling that is located on School Road within the Bagnall Conservation Area but is not listed as being of special interest.
The property has white rendered external walls and a traditional plain clay double lap roof tile finish in a hipped formation and white upvc windows

The proposed two storey side extension will be stepped back from the main front building line and appear subordinate to the original dwelling whilst maintaining key features in the external appearance.

The proposal will not distract from the surrounding area and street scene and will not impact or have a negative effect on the Conservation Area.

Conclusion

The proposed extension is sustainable and fulfills the family space requirements and is in keeping with the locality.

The character and appearance of the Conservation Area would not be harmed by the proposals as the elevation treatment would be appropriate and sensitive.

19/09/2019