Design Statement

Address **27 Basford Bridge Lane, Cheddleton, Staffordshire, ST13 7EQ**

Proposal **Proposed side extension and alterations**

The Property

The property is a detached 1930s 2 storey domestic dwelling located on Basford Bridge Lane in Cheddleton. It is not listed and does not sit in a conservation area. The construction is traditional comprising of external facing brick work, plain clay tiled roof and UPVC windows and doors (please see figure 1). The property is not of any architectural merit and the original design is somewhat awkward, disjoined and fragmented.

(figure 1)



The proposed extension will be located to the left-hand side of the existing dwelling which will incorporate part of the existing footprint.

The properties on Basford Bridge Lane are predominantly in scale with a mixture of single and 2 storey dwellings of brickwork, render and tiled roof construction.

This statement sets out in principles of the design identifying relevant precedents with the aim of demonstrating it's suitability within the surrounding context and should be read in conjunction with site, location, existing and proposed drawings.

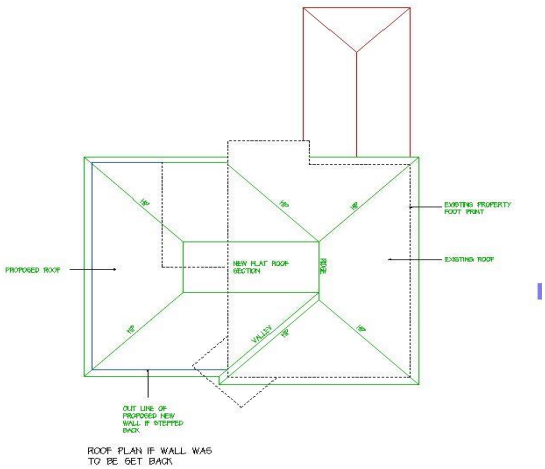
The Proposal

It is the primary principle of this application to improve the existing family accommodation whilst preserving and enhancing the existing dwelling.

The proposal is to create a 2-storey side extension which would result in the property being more of a symmetrical design, giving a better balance and a more aesthetically pleasing elevational appearance to the street scape.

The proposed new extension has been designed so that the new face of the front wall will line through with the existing. If the new wall was to be set back it would result in an unsightly and unwanted flat roof section in the new roof where it would connect onto the existing roof structure, this may result in maintenance problems in the future(see Figure 2). Therefore with the new proposal this would be eliminate the need for the flat roof but would result in the ridge being slightly higher than the existing but would not look out of place visually and would be in keeping with the original dwelling / design.

(figure 2).



The front elevation and a small section of the existing / proposed side elevations are to be rendered so that the front would be more uniform in appearance. This would negate the reason for stepping the extension back from the main elevation, which could result in a mismatch of jointing material between the existing and proposed and could result in a lesser desirable visual appearance. Therefore the use of render would prevent this mismatched possibility.

The proposal is also to construct a central front porch to replace the existing, which would give added symmetry to the design. This could not be provided if the new proposal was to be set back from the existing main dwelling as this would result in the porch being off set to one side rather than centrally, which would give an awkward visual effect.

The scheme has been developed with sensitivity to the surrounding materials and the character of the local environment. The impact to the street level view is minimal and is in keeping with a reasonable approach to extending the property.

With regards to the scale / massing of the proposed extension, it is felt that this would be the only way to obtain a more symmetrical design as before described taking into consideration the proposed central porch. This would not look out of place in the surrounding area as this has already been approved and achieved at no 57 Basford Bridge Lane, further down the road (see Figure 3). Considering No 57 it is felt this is a more substantial development than this proposal.

(figure 3)



As the proposed extension would result in extra / additional bedrooms a requirement for an additional parking space would need to be provided and to this end there would be an additional parking space provided at the front of the dwelling as the front garden area is to be altered to provide the extra parking space (please see block plan for details).

The design, materials and proportions of the extension are immediately sympathetic in style and appearance to those on the surrounding properties.

The proposal has no material effect on the street scene and adds to the sense of symmetry and rhythm.

In conclusion, it is considered that the impact of the proposed works is minor, in keeping with the property's character and is within the boundaries of the local and national policies. It is also considered to entirely respect the form and appearance of the host building and to maintain the visual quality of the wider area.