Design, Access & Heritage Statement

CLIENT: Mr and Mrs T Bland

LOCATION:

No 2 The Hurstones
Hurstons Lane
Alton
Stoke-on-Trent
Staffordshire
ST10 4AP

PROJECT:

Extensions to front and rear to enlarge the existing Living/Kitchen and to provide an additional bedroom. Also an extension to the rear of the existing garage to provide a Garden Room.

Prepared by Nigel Forrester MCIOB

Description of Application

The application is for a two storey extension on the front elevation of the property, in keeping with extensions that have previously been approved in the vicinity. This extension replaces an existing single storey extension that currently exists. The purpose of this extension is to provide an additional bedroom.
Also proposed is a single storey extension to the rear of the property to enlarge the existing living/ Kitchen.
An extension to the rear elevation of the garage is also proposed in order to provide a small garden Room.

Site Location and Constraints

No 2 The Hurstones is situated within the Alton Conservation area.

Physical Description and Context

The house is a semi- detached property, in a row of originally identical properties.

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

A two storey rear extension, a single storey front elevation extension and a detached garage were approved and constructed under application 12/00634/FUL.
A rear single storey extension to the sitting room has been constructed under permitted development rights.

Social Context

The property is located on the south eastern side of the village of Alton, near to the Village hall and Health centre. The immediate vicinity is residential.

Design Principles and Concepts

Amount

The proposed front extension increases the ground floor area of the property by 2.75m2 and the first floor area by 6.07m2.
The proposed single storey rear extension increases the ground floor area of the property by 9.20m2
The proposed extension to the garage increases the floor area by 3.95m2.

Layout

No changes are proposed to the existing site layout.

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.