

25th August 2021

GRT.1058 – 4 Pearis Drive, Alton, ST10 4PD

Design & Access Statement to Support Householder Planning Application

Dear Sirs,

This application presents the proposals for a small single story extension that will serve to create a lobby / boot room along the North Elevation, at the back of the existing kitchen.

The site address is number 4 Pearis Drive, Alton (also known to have been referred to as The Pearis & The Old Farmhouse). The house is located at the very end of a private drive, with just a handful of other properties located on the road. Other properties along the drive are thought to have been developed during the late 90s.

The existing dwelling exhibits typical design characteristics of an Edwardian era farmhouse. The south elevation displays significantly more architectural interest than the north side, which is typically quite symmetrical and reserved.

Whilst the south elevation is historically the frontage of the property, day-to-day the applicants have found they are more likely to arrive in the property through the north side, which enters directly into the kitchen. The purpose of this development is simply to provide a functional space for coats and boots and the like, whilst also creating a draught lobby before entering the house proper.



SOUTH FACING ELEVATION



NORTH FACING ELEVATION

Whilst offering a new practical space for the applicants, it is also envisaged that the proposals will help to improve the aesthetics of the north elevation, which is somewhat spoilt at present by the numerous utility / drainage pipework and paraphernalia.

The design is contemporary, but nods to the simplicity and symmetry of the original north facing elevation. If possible we'd like to keep the options open as to the specification of the walling material (perhaps we can approve this via a planning condition). Options on the table at the moment include a similar matching brick, a contrasting contemporary brick with matching mortar colour, or a contemporary tile hanging material – precedent images depicted below.



There is an existing well on the site which will be built-over as part of these proposals. We understand from Seven Trent that this is a private system, and therefore not under their jurisdiction. We assume this is not a material consideration for planning, but highlight it for reference nonetheless.

Access and parking will not be affected by the proposals.

Previous planning history includes the development of an attached granny annex and also a detached garage to the north elevation.