

Design, Access & Heritage Statement

CLIENT: Mr and Mrs P Drake

LOCATION:

No 6 The Hurstones
Hurstons Lane
Alton
Stoke-on-Trent
Staffordshire
ST10 4AP

PROJECT:

Existing conservatory to be taken down and replaced with a brick built extension with a tiled roof, all on the same foot print.

Description of Application

The application is for replacing an existing conservatory on the side of the house with a brick built extension with a plain tiled roof.

The proposed extension is to be built off the existing foundations and will therefore match the existing foot print.

Site Location and Constraints

No 6 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.

The existing conservatory is a stained timber conservatory which is fully glazed over brick dwarf walls. The roof is covered with polycarbonate roof sheets incorporating a raised central lantern.

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

Both the existing conservatory and the proposed extension have an internal floor area of 10.75m²

The existing conservatory is approximately 4100mm high.

The proposed extension will be 4200mm high

Continued.....

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.