

DESIGN AND ACCESS
STATEMENT

Proposed Rear Extension
Folly House, Consall lane, Stoke on Trent

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1.0 Introduction

This Design and Access statement has been prepared by Hulme Upright Architects and its purpose is to support a planning application for rear extension. This statement has been prepared in accordance with Assessment, Evaluation and Design process recommended by circular 01/2006 and best practice as set out by CABE in its document 'Design and Access Statements: How to write, read and use them (2006)'.

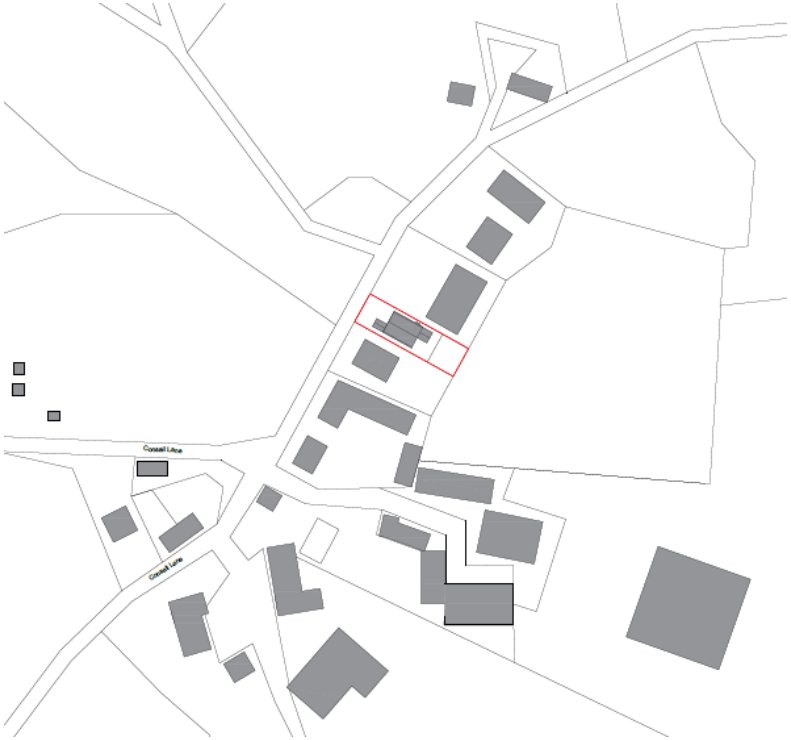


EXISTING ARIEAL VIEW OF SITE AND SURROUNDING AREA

2.0 Description of Site, Context, and History

The site is located in the village of Consall, Staffordshire Moorlands. The site is amongst housing of differing ages from relatively new to hundreds of years old. The site is accessed of Consall Lane, with open fields to its rear.

Forge House was granted planning permission in 1999 ref SMD/1999/0233.It has no subsequent history of any planning applications .



LOCATION PLAN

3.00 Access

Pedestrian Access

There is existing Pedestrian access of Consall Lane.

Vehicular Access

There is an existing vehicular access off Consall Lane, and parking for multiple large cars on the driveway in front of the house.

4.0 Layout

The layout involves an extension on the ground and first floor, replacing an existing ground floor conservatory. The footprint of the proposed extension sits exactly on the footprint of the existing conservatory. The first-floor extension will be partly balcony and extension of the existing bedroom.

NOT TO SCALE

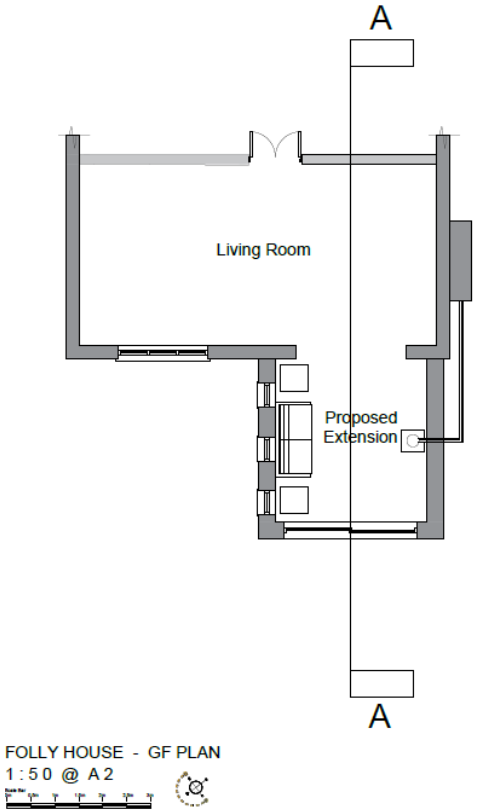


PROPOSED SITE PLAN

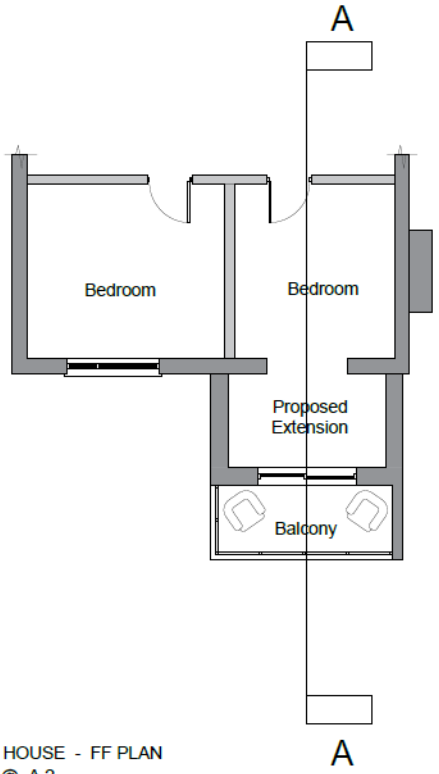
5.0 Use and Amount

The development consists of a ground floor extension replacing an existing conservatory (sitting on the same footprint) and a second-floor part extension with a balcony covering the remainder of the ground floor extension. At GF level the extension forms part of the existing living area extending into the

garden with space for seating a fireplace and lounge area. Upstairs the part extension will add onto existing bedroom space to create more storage and area within the master bedroom. Additionally, a balcony will be created above the ground Floor extension.



FOLLY HOUSE - GF PLAN
1:50 @ A2



FOLLY HOUSE - FF PLAN
1:50 @ A2

6.0 Scale and Materials.

NOT TO SCALE

Materials used Within the Extension will compliment and reflect the local area and match the bricks and stone surrounds of the existing dwelling. The extension will have a lower roof line, but at the same pitch as the existing dwelling. The extension will be subservient to the original dwelling. On the north side of the first floor balcony there will be a blank wall to give privacy to the dwelling on the plot to the north of Forge House, and also to Forge House



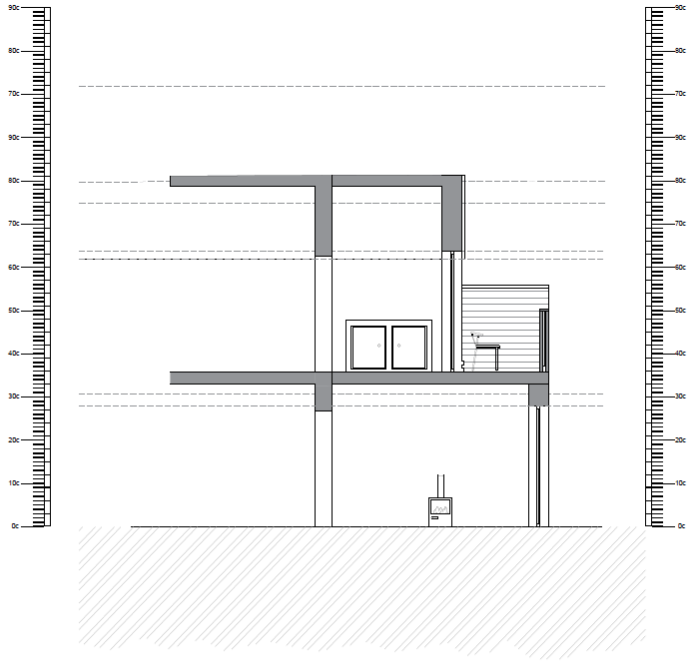
FOLLY HOUSE - SOUTH-EAST ELEVATION
1:50 @ A2



FOLLY HOUSE - NORTH-WEST ELEVATION
1:50 @ A2

NOT TO SCALE


3750
15000
15000
Existing Folly House
3750
Proposed Extension



FOLLY HOUSE - PROPOSED SECTION A-A

1 : 5 0 @ A 2

