

Design, Access & Heritage Statement

CLIENT: Ms B read & Mr G Trivino

LOCATION:

Fair Holme
Lime Kiln Lane
Alton
Stoke-on-Trent
Staffordshire
ST10 4AR

PROJECT:

Extension to replace the existing Conservatory.

Description of Application

The application is for the replacement of an existing conservatory with an extension that enlarges the existing kitchen and also provides a Utility/WC room.

Site Location and Constraints

Fair Holme is situated within the Alton Development boundary and also the Conservation area.

Physical Description and Context

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

The property is situated at the end of 'Angel Row' and has a pedestrian only access off Lime Kiln Bank.

The property sits in an elevated position with the rear of the property over looking the village centre although the property is isolated from the village centre and not readily visible.

Parking for the property utilises the adjacent Village Hall carpark and pedestrian access between the property and the Village Hall carpark is across the village playing field.

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

Social Context

The property is located near the centre of the village of Alton

The front of the property looks over the village playing field towards the Village Hall and the Health centre.

The immediate vicinity is residential.

Design Principles and Concepts

Amount

The existing property has a footprint of 68.31m²

The proposed extension increases the footprint by 16.21m².

The existing accommodation comprises, a conservatory, a kitchen, a sitting room, a living room, two bedrooms and a bathroom.

The proposed extension which replaces an existing conservatory, is to the rear of the property and opens up the rear of the property to provide a combined kitchen/ living area. A Utility / WC is also being provided.

The proposed extension is single storey.

Appearance

The proposed extension is to be constructed with matching facing bricks and the roof is to be covered with Sandtoft 20/20 tiles with the appearance of plain tiles.

Windows and doors are to be in UPVC as the existing.

Layout

No changes are proposed to the existing site layout.

Scale

The proposal is in-keeping with the design and proportions of the existing property and is being single storey is subordinate in nature and appropriate in scale.

Landscaping / Appearance

No changes are proposed to the existing landscaping.

Access

The property has a pedestrian access off Lime Kiln Lane. which 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.