

Design, Access & Heritage Statement

CLIENT: Mr M and Mrs S Johnson.

LOCATION:

Granville
Lime Kiln Lane
Alton
Staffordshire

PROJECT:

Proposed extension to provide an additional bedroom, relocate the kitchen and provide improved ground floor accommodation.

Description of Application

The application is for a two storey extension to be constructed on the rear of the property in order to provide an additional bedroom, relocate the kitchen and provide improved ground floor accommodation generally.

Site Location and Constraints

Granville is situated in an elevated position with the rear of the property overlooking the village centre but the property is isolated from the village centre and not readily visible.

Granville is situated within the Alton Conservation area.

Physical Description and Context

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

The house 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 and within sight of the Village hall and Health centre.

The immediate vicinity is residential.

Design Principles and Concepts

Amount

The proposal involves replacing an existing ground floor projection which currently accommodates the kitchen and bathroom and building a new two storey extension, all on the rear of the property.

The extension adds an additional 15.68m² to the ground floor area and an additional 27.12m² to the first floor area.

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 appropriate in scale.

Appearance

The principle behind the design is the provision of the required accommodation in a manner that compliments the existing design and does not conflict with previously approved extensions on neighbouring properties.

The proposal has been developed having regard to the following considerations:-

- The desire to leave the form and scale of the building unaltered.
- The desire to retain and enhance the existing features which contribute to the character of the site.
- The need to provide a sufficient level of accommodation provided by the development to justify the necessary investment.
- The desire to achieve a sustainable form of development.

The external walls will be constructed in facing brickwork to match the existing dwelling.

The roof will be covered with plain tiles to match the existing.

Windows and doors will be UPVC to match the existing.

All detailing will match existing.

Landscaping

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.