Design and Access Statement

32 Easton Town, Sherston. SN16 0LS

Introduction

32 Easton Town is a three bedroom semi-detached house consisting of double Roman roof tiles, Cotswold stone walls and white uPVC windows and doors.

The house is within the Sherston Conservation Area and is set back approximately 26 metres from the main road. A long rear garden measures approximately 110 metres.

Proposal

The proposed works fall into two sections:

Two storey rear extension.

The rear extension employs materials to match those of the main building, extending the main rear gable, adding a single storey glazed kitchen extension and adding a rear dormer. In doing so, the kitchen, dining and daily living areas are increased in size. The internal floor level steps down 400mm from the main house to follow the sloping rear topography. With large glass doors and windows, a greater amount of light is able to enter the building and better views are provided out to the garden.
The house's first floor accommodation does not currently have bathroom facilities. The proposed extension adds a family and ensuite bathrooms at first floor level, along with a fourth bedroom and enlarged master bedroom.

Garage

The proposed garage would consist of Cotswold stone walls, powder-coated standing seam metal roof, solar PV panels and timber windows and doors. With ample ground space for parking, the garage would also provide storage space and a log store.

Access

All access routes are unaffected.

SE Architecture
July 2022