Design & Access Statement to accompany the Planning Application for works to Meadow Cottage, Ansty
Agent: TFH Reeve

September 2022

Background:

Meadow Cottage is a village house sitting in approximately two acres of land in an edge of village location. It was built in the 1970s of reconstituted stone and reflects its period, and the building standards that operated at the time. It sits on a back lane in an elevated position with good views overlooking its own land (please see site photograph below).



There is a large, but narrow garage, too narrow for most modern family cars and the existing drive only has the capacity for a single car that has to back into the lane with poor line of sight (please see site photograph below), requiring vehicles to reverse out onto the lane to exit.



Proposed Works and impact:

The proposal is to demolish the garage, add an extension, form a new vehicle access on to the lane and insulate and overhaul the existing structure. The objective, to form a home for a young family with three children that sits comfortably in its rural location.

The extension, traditionally designed and detailed, is set to take advantage of the views over the stream and meadow below the house. To be constructed in natural local stone under a plain clay tile roof with traditionally detailed painted wooden joinery. As part of the works it is proposed to lime render the existing Bradstone elevations.

The revised house will use green energy air source heat pump as the primary heat source. The extension will meet the best practice thermal efficiency standards, combined with much enhanced insulation in the older part.

Conscious of the AONB's dark skies policy there will be single external porch light, downward facing, low energy and of less than lumens.

The new opening onto the lane will be an improvement on the existing situation. Parking and turning to be provided within the site and within the existing curtilage. The surface to be loose stoned. The existing opening to be hedged over using a traditional native species hedging mix.

Access:

Alterations are proposed to the vehicular access onto the lane and new parking and turning area. There are no changes to services to the house.

Refuse collection will remain as existing, providing both general waste and recycling collection to the site, as well as storage for both on site.