

DESIGN & ACCESS STATEMENT

Proposed Conversion of 2 Cottages into 1 & Extension Jacks & Rabbit Cottages, West Crudwell Cottages, West Crudwell, Wilts, SN16 9EF

3028/05

April 2026

Use:

The proposal is to convert two residential cottages into one with a two storey rear extension on the south facing elevation. The existing two residential cottages both have ground floor kitchen, dining & utility with three bedrooms sited over the first & second floor including bathrooms.

Amount:

The outline of the existing two cottages are retained as existing with a single & two storey extension sited on south facing elevation. The two storey extension projects from the rear line of the existing cottage by 8.40m. The ground floor extension is 70.10m² gross internal floor area of which 38.90m² gross internal floor area is single storey. The first floor extension is 31.20m² gross internal floor area.

Layout:

The ground floor extension forms kitchen & dining area and study with first floor extension forming main bedroom and bathroom. The existing ground floor of cottage becomes living area, entrance hall, sitting room, laundry room and boot room. Existing first & second floor of cottage forms landings, four bedrooms and bathrooms. Externally a oak framed open porch is formed over new front door.

Scale:

The extension at ground floor level projects from the rear line of existing cottage by 8.40m x 8m with a single storey of 3.80m x 3.30m. The first floor extension over is 8.40m x 4.70m with ground floor single storey lean-to roof structures either side of first floor extension. The ridge height of the two storey extension is 7.60m off ground level with the single storey lean-to extensions at the highest point 3.40m high dropping to eaves level of 2.40m off ground level. The flat roof single storey extension is 2.70m high of ground level.

Appearance:

The extension walls will be constructed in random rubble natural stone to match existing. The existing roof to have it's reconstituted stone slates and natural stone slates to the rear slopes all to be replaced by new breather membrane and new reconstituted stone slates. The existing windows to be replaced to match new in flush faced uPVC double glazed casement windows colour pebble grey. Single pedestrian doors to be solid timber boarded in painted colour to match windows with sliding doors to match windows. Flat roof finish to be lead grey GRP (fibreglass) or similar.

Access:

Vehicle access off highway is as existing with parking on the north side of the cottage. Access into cottage will be wheelchair accessible with slopes as required with level thresholds and ground floor accessible w.c. formed.

Landscaping:

There will be no landscaping with existing lawns etc retained.