

NEW SINGLE STOREY AND REAR
EXTENSION TO 2 LOWER ROAD,
EDINGTON

DESIGN AND ACCESS STATEMENT



House viewed from the rear, with its rather ugly plastic Conservatory

1. **SITE ANALYSIS**

Use

- i) The land is considered to be a brown field site as the site is presently occupied by a mid-terraced cottage fronting onto Lower Road. The site is just within the conservation area of Edington.
- ii) The site is on a country lane with other residential properties that are of no particular visual merits. There is quite an open feel to the whole area.
- iii) The site from the road slopes upwards to the front of the house. It is separated from the road with modern timber boarded fencing
- iv) The sub soil is not known.

Site constraints

The site is constrained by the following factors:

- ◆ The position of the existing road.
- ◆ Position of existing buildings on the site
- ◆ The legal boundaries and residential curtilage.
- ◆ The general form of existing development in the area.
- ◆ The lack of a rear access to the property
- ◆ The topography of the site and relative levels of the adjacent house.

2 IDENTIFYING THE DESIGN PRINCIPLES

The brief

The brief from the client was to prepare a scheme for a single storey flat roof Kitchen extension on the ground floor level. This is to replace a very poorly constructed corrugated plastic conservatory. That structure currently leaks and has no thermal containing capacity, and so cannot be used as part of the house.

The design principles

- ◆ Providing an extension which is a low profile that compliments the existing cottage on a similar footprint to the existing rear Conservatory.
- ◆ The need to have a simple flat roof which is lower than the height of the parapet party wall between 1 & 2 Lower Road .
- ◆ An extension which does not impinge on the neighbouring house.

3. CREATING THE DESIGN SOLUTION

Amount & scale

The proposals are to construct a very simple single storey rear extension with a flat roof. The extension needs to be built within the legal boundaries of the property. The size of the extension is dictated by the client's requirements.

Appearance

- ◆ The existing building on the site is of a old vernacular form.
- ◆ The new extension is of modern traditional cavity wall construction with a render finish and single layer flat roof covering. RW goods to be UPVC to match.
- ◆ When built the new extension it will be completely obscured by the existing cottage from the front, and therefore has no impact on the street scene.

Access

There are no alterations to the access proposed.

Planning policies & history

It is believed that the house was once an Inn and there is a cellar at the back of the house where it is thought barrels of beer were once stored. The cellar is assessable through a door in the current Kitchen.

Had it not been for the fact that this cottage is in a Conservation Area the scheme could have been determined under a Prior Approval application.

An application was made recently for this extension, together with a new car bay area at the front of the house under application PL/2026/02413, but this was refused solely on highway grounds.

The scheme has been designed to produce a simple uncontentious extension and is in context with the site and the Local Plan policy

At the time of writing this statement the writer was unaware of any other documentation that would be relevant to this particular application.