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DESIGN AND ACCESS STATEMENT FOR PROPOSED ANCILLARY ACCOMMODATION AT SOUTHSEA FARM COTTAGES, KINGTON LANGLEY, CHIPPENHAM, WILTSHIRE, SN15 5PB

1. Introduction

This design and access statement has been prepared in support of a householder planning application for a two-storey extension to provide ancillary accommodation for the main dwelling. Our client's daughter who lives our client at the property however she wishes to have her own independence but still living adjacent to her father to look after him as he progresses in his later years.

2. Site and existing property

Southsea Farm Cottages is a semi-detached property situated off and approached off of days lane. This sits in a larger than average plot. The existing dwellings are traditional domestic character constructed in brick work and a double roman concrete roof tile finish.

3. Amount and Scale

The proposal comprises of demolishing the existing single storey store adjacent to the utility and passageway and constructing a two-storey extension. The extension will have a kitchen, living room and stair case on the ground floor and a bathroom with 2 modest bedrooms on the first floor. The ancillary accommodation is designed to have its own access which is adjacent to the main house utility access.

4. Design and appearance

The extension has been designed to compliment the scale and appearance of existing property replicating the existing gables of the main property but lowering the eaves and ridge so it reads as a subordinate extension. The proposed brickwork will match the adjacent property and the new windows and doors will also match the adjacent property.

5. Scale

The proposed extension is considered proportionate to the size of the existing dwelling within its generous plot. The two-storey element has been designed with a slightly reduced roof height, ridge and eaves so it reads as a subordinate extension.

6. Access

The existing vehicular and pedestrian access arrangements remain unchanged.

7. Conclusion

The proposed ancillary accommodation will be used for family members at the same time enabling the current owner to remain in the property and eventually be looked after by the occupants of the ancillary accommodation. The extension is at the rear of the property which is very private and cannot be seen from the lane as one approaches the property.