

DESIGN & ACCESS STATEMENT

PROPOSED REAR & SIDE EXTENSION

**1 STOACHES COTTAGES
FRESHFIELD LANE
DANEHILL
RH17 7HQ**

For:
Mr James Greeley

Amount & Layout

The design rationale behind these proposals is to enlarge the existing cottage to create a home for modern family living. Notably, both family members work from home and currently occupy two of the upstairs bedrooms as their office space. The creation of study spaces at ground floor level will return the upper floor to its primary use as bedrooms. Downstairs the modest rear extension will allow for a larger kitchen, dining & living areas. In order to seamlessly integrate the ground floor extension into the host property, the extended roofline will also allow a modest increase in floor space at first floor level.

The ground floor area will increase by 44.4m², the first floor by 10.8m² totalling 55.2m² of additional floor area.

Scale

Externally, the property remains semi-detached cottage with no visible increase to the host building from the front elevation. To the rear, the main roof line has been continued down to seamlessly integrate the rear extension into the main bulk of the building. The proposed side extension has been designed to appear as stand-alone outbuilding joined to the host building with a simple flat roofed link.

Landscaping

The property benefits from extensive grounds to the front, side and rear. There are no requirements for additional soft landscaping as part of this proposal.

Appearance

The proposed extension to the property will be constructed in traditional materials with traditional detailing consistent with the host building and its immediate neighbour.

Use

The proposed extension will be for the sole use of the current occupier.

Access

Both vehicular and pedestrian access to the property remains unchanged.

Prepared by:
The Basement Design Studio

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