

Design and Access Statement

Proposed Works To Middle Fell Croft Cottage, Lamplugh

Date : 25 March 2020

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Use :

The Planning Application submitted refers to a Householder Application for the extension and alteration of an existing property, which combines the existing annex accommodation into the main dwelling. The existing porch and conservatory are to be demolished with a new carport and covered walkway linking to a new porch on the front elevation.

Scale and Volume :

The main extension in-fills from the side of the existing annex, across the back of the main houses' rear elevation, over the existing patio. Being located to the rear of the house it has no impact on the rural setting.

The existing tiled pitched roof will be altered over parts of the former annex to match existing while the roofs to the extensions will be very shallow pitched EDPM, kept close to the existing eaves/Fascia level.

The existing side porch is demolished and replaced by a porch on the front elevation. The proposed covered walkway and carport are open to the front elevation so, do not add any enclosed volume but offer some protection from the rain.

Layout :

The existing bungalow is split into two with; a three-bedroom main house and single bedroom annex to the South West. The annex currently has an entrance porch, which upon arrival appears to be the main entrance to the house however, the entrance to the main house is actually recessed on the front elevation.

The proposal encompasses the annex to form three en-suite bedrooms. The existing main entrance is repositioned, slightly, along the Eastern elevation and the new porch identifies its position as soon as the site is accessed.

The floor level of the former annex is raised for the two of the bedrooms with two steps down to the master suite.

Some original window openings to the Eastern and Northern elevations have been retained. To the Southern and Western elevations a number of larger windows/patio doors have been built up and smaller windows introduced to reflect the changed layout/room uses. Two multi-paned doors have been introduced to the front and

real elevation offering direct access to the patios and replacing the existing sliding doors/large picture windows from the existing living accommodation.

Appearance :

The whole property and new extensions will be rendered to reflect it being one dwelling.

Windows and patio doors will be grey powder-coated aluminium double glazed units.

Timber screening to the Carport provides some variety to a relatively blank section of elevation visible from the road. And while the proposed porch / covered walkway are simple in design, they are in keeping with the late mid-century style of the existing bungalow.

Landscaping :

This application sees the patio moved back, making way for the rear extension, and a new patio infilling the remaining space from the corner return from the former annex to the rear extension.

The carport and covered walkway are located over the line of the existing drive/paths.

Access :

The access to the site, opposite the southern corner of the property, remains unaltered. The new porch and covered walkway helps identify the main entrance of the property when approaching from the existing site access.