

Design, Access, Heritage, Biodiversity and Parking Statement

for

Porch extension

at

53 Church Lane, Ratby LE6 0JF

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1.0 Introduction

This design and access statement has been prepared in support of a detailed Householder Planning with Listed Building Consent Application for the proposed demolition and single storey side extension at 13 Lowlands Crescent, High Wycombe.

2.0 Assessment

2.1 Physical Context

The property comprises a 2 bedroomed property, one with ensuite, an open plan kitchen diner and utility room.

2.2 Social and Economic Context

The property is located on Church Lane off Main Street in the village of Ratby within a conservation area. The site extends to approximately 484m². Therefore, the proposals have been designed to have minimal impact on the existing surrounding area, this is summarised below. The proposed materials have been selected to match the existing house.

2.3 Planning History / Involvement

There has been no previous involvement or correspondence with Hinckley and Bosworth Borough Council in relation to the proposals.

2.4 Planning Policy

The proposals have been designed with reference to both national and local planning policy and guidelines, and have taken into account that the property is located within a conservation area.

3.0 Design

3.1 Use

The proposals will provide the current building occupier with a porch. This will help to keep the property wall from a thermal perspective, and reduce the risk of losing heat when the front door is open.

3.2 Specification of works

The following is a summary of the works associated with the proposals:

- Construction of brickwork porch to side of property
- Porch to have pitched roof to match existing house

3.3 Parking Provision

Parking provision will not be affected by the works. The area of the current driveway will remain the same.

4.0 Heritage Statement

The proposals have been designed to complement the existing property and street scene, with the property being located within a conservation area, the proposals include the following aesthetic features:

- Redland mini Stonewold concrete slates to match existing house and neighboring properties opposite on Church Lane.
- White UPVC soffits and fascias to match existing.
- Red facing brickwork to match existing.
- Porch to be set back from the front of the property by 12m.

5.0 Access

Access to the back garden will be retained.

6.0 Biodiversity Survey

Not applicable – no demolition

7.0 Conclusion

In summary, the proposals will provide the current building occupier with a new porch in order to retain heat within the property and improve the thermal efficiency. The porch is set back from the front of the property by 12m, and has been designed to be fully inkeeping with the property. Materials have been chosen to be in-keeping with the existing house. The proposals have no impact on biodiversity, and parking provision is not affected by the works