DESIGN AND ACCESS STATEMENT FOR

8 THE GREEN,

MARKFIELD,

LEICESTERSHIRE.

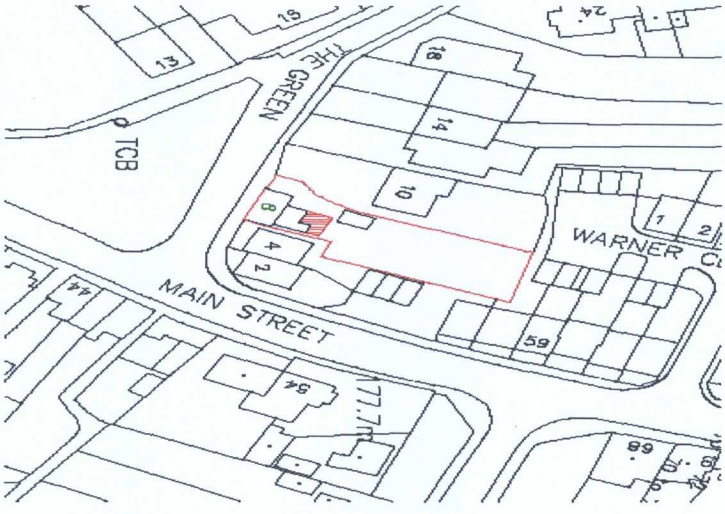
LE67 9WD



This Design and Access Statement accompanies application ref; 10/00420/FUL for a single storey extension to the rear of 8 The Green, Markfield, Leicestershire.

The Location

The property is situated in the Markfield conservation area. Entering The Green from Main Street no. 8 is the third property on the right.



The property

8 The Green is a period two storey stone cottage with white washed render finish to the front and sides, and brick finish to the rear all with a pitched slate roof. The windows and backdoor are white upvc and the front door is oak with feature canopy above.



Front Elevation

Internally the cottage consists of an oak entrance door leading directly into the living room, off to the left is the dining room leading through to the kitchen. Off the kitchen are a cloakroom, backdoor and the stairs leading to the first floor where there are two double bedrooms, one single bedroom and the family bathroom.

Outside is a driveway leading to a garage, a patio area and lawned gardens.

Plot size approx 484m2

Accommodation

- Existing internal floor area 74.5m^2
- Proposed new floor area 12.25m^2



Rear Elevation

The proposal
The current kitchen layout is difficult to use, lacks storage and workspace and is not practical. It is seriously compromised by having the dining room door, backdoor, cloakroom and stairs access off all in the small space. The property does not lend itself to internal alterations due to its layout and type of construction. By adding a single storey extension to the rear these issues can be overcome, providing a much needed useable family kitchen as well as a utility room and breakfast area. Making the property more family friendly and balancing the living space with the sleeping accommodation whilst retaining the character of the cottage.

We have spoken to the neighbours and they do not have any objections.

Design
The design approach of the proposed extension is sensible, sympathetic and conservative in size and construction as well as being in style and keeping with the existing, which not only enhances the cottages appearance in the conservation area but will enhance and afford the property for us for years to come.

Considerable thought has been given to the use of materials. The houses within Markfield conservation area are of mixed construction, stone and render finish. To ensure a good match the external walls will be constructed in reclaimed brick, which is identical in appearance to the existing. Today's traditional roof material is concrete tiles, however The Green, due to its period of construction, is predominantly roofed in slate. The typical slate as used does not allow for the required pitch of 18°. An alternative has therefore been sourced. It is a Redland Cambrian Slate, (manufactured from a minimum 60% recycled natural slate) and a sample can be seen on site or if required sent to the planning officer. As can be seen in colour, texture and finish it is indistinguishable from the slates used on neighbouring properties. Cambrian Slate is also designed to weather like its natural counterpart.

The current windows are in white upvc as are several other properties within the conservation area. As the extension is not visible from the highway and is only overlooked by one property, it is proposed that white upvc windows are installed in a style and profile in keeping with others.

Facia are to be in timber and rainwater goods in black plastic, all in keeping with the existing.

Not wanting to make the extension to large careful consideration as also been given to the layout to maximise the internal space and improve the flow within the cottage. The current kitchen has only sufficient space for a sink, cooker, fridge, one base (1m) unit and one wall unit. The space is compromised by having access to the stairs, cloakroom, dining room and backdoor. The proposal is to create a new useable kitchen and utility room, repositioning the existing cloakroom door into the utility room. This will provide much needed space for our family whilst improving the layout in particular not having the cloakroom opening directly onto the kitchen and allowing clear access to the stairs.

Access
The front door opens directly on to the public footpath and is accessed via two steps. There is a further step between the dining room and kitchen. All of which remain unchanged

The driveway is to the left-hand side of the property and provides adequate parking for three cars. The driveway leads to a detached garage and access to the gardens, all of which remain unchanged.

The backdoor is in the existing kitchen and exits out onto the driveway at the side of the property. The proposal is to relocate the backdoor to the utility room at the rear of the new extension so it opens onto a patio area and not the driveway. The driveway and garage can then be accessed via the paved path.

Conclusion
To conclude, this proposal is acceptable in principle and in accordance with both national and local planning policies.

With a high degree of consideration given to layout, design and materials ensures that the extension does not have a detrimental impact on the cottage and conservation area. For these reasons we therefore consider that this application warrants support and approval.