DEVELOPMENT
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EXTENSION

TO

"CRUCK COTTAGE"
SHEEPY ROAD
TWYCROSS

for

Mr and Mrs Assinder

DESIGN AND ACCESS

STATEMENT

Architect:
C A Underwood ARIBA
"The Barn"
Church lane
RAVENSTONE
Leicestershire
LE67 2AE
Telephone:01530 834420

June 2008

"Cruck Cottage" Sheepy Road TWYCROSS

Site

The site is "Cruck Cottage" was a three bedroomed house, with lounge, dining room, kitchen and bathroom.

The use has been changed to school classrooms.

The site has a vehicular access from Sheepy Road.

The extension will be built on the adjoining land - of the main school.

Reason for the extension

The site shares three boundaries with "The Hollies School".

Its location makes it ideal for expansion by the school to provide more facilities ie. classrooms for the pupils.

It is not intended to increase the number of pupils attending the school.

The extension is to provide better access to the first floor with ground floor disabled W.C. The stairs will be suitable for the ambulatory disabled.

Access Statement

The existing access to "Cruck Cottage" from Sheepy Road will be closed.

A new access will be formed off the existing drive serving "The Hollies School"

There is a bus stop 100 metres from the school, with an infrequent bus service to Ashby and Nuneaton.

There is a pub, a church in the village and no other facilities.

Access for the disabled will be fully implemented ie. new entrance and stairs.

Design Statement

The extension has been designed to be in keeping with the existing cottage, using matching wall and roof materials. The extension on the north east side allows easy access from the existing school premises.

Policy

The applicant does not know of any Local Authority Policy Statements relating to extensions to schools.

Car Parking will be provided in excess of that required for the floor area of the building.

Trees and shrubs will not be disturbed.

The use as classrooms will not cause any pollution, noise or smells.

Consultation

Since the applicants own all buildings and land surrounding "Cruck Cottage", no neighbours have been consulted.

The Local Planning Authority has not been consulted.

Social

The extension to classrooms in this location will have no impact on the locality.

Economic

The extension has little economic effect.

The Local Authority may gain more income from Council Tax

Work will be provided within the building industry.