

Design, Access & Planning Statement

Site Address: The Cottage, Falstone.Northumberland. NE48 1AA

Document Reference

AR-01

Client: Mr N Welton

Date 05/05/17 **Issue:** 01

1.0 Introduction

This Design and Access Statement covers proposals for alterations to The Cottage, Falstone comprising the following:

- The demolition of an existing single storey extension at the rear of the property.
- The erection of a new 2 storey extension to the rear to provide kitchen and bedroom accommodation.
- The alteration of the existing single storey garage to provide another storey incorporating new Fitness Room.

2.0 Location, Constraints and Context

The property is sited in the centre of Falstone village on the north side of the road and directly opposite the Blackcock Inn on the main road through the village. The property is detached and bounded at the rear by leylandii trees to the north, a rubble stone wall to the west and timber garden fence to the east.

The site itself is broadly oriented north to south and is broadly level and slightly elevated above street level.

There is an existing double garage of rubble stone in the north-western corner of the site. Existing vehicular access is obtained directly from the road and gives on to an area of concrete hardstanding between the dwelling and the garage itself.

There is a footpath between the stone wall at the western side of the dwelling and the adjacent property providing access for the café owners next door..

The site is fully serviced and connected to mains drainage.

3.0 The Proposals

3.1 Use

The existing use of the site is residential, and it is one of a number of properties which face onto the main road.Refer to the Google image enclosed. A new 2 storey extension to the rear of the property to provide kitchen and bedroom accommodation is proposed.

The existing single storey large garage built of rubble stone is to be rebuilt to provide a second storey to be used also as a fitness room. This is to be clad externally in timber with a stained finish. The colour of this is to be determined.

3.2 Amount

The overall site area is approximately 215m²,

FLOOR PLAN	Ground Floor(Excludes Garage)	First Floor	Garage Area	
EXISTING:	72m ²	53m ²	44m ²	
PROPOSED :	87.3 m ²	87.3	44m ²	44m ² Fitness Room

3.3 Layout

Refer to drawing 121.A.A2.002 – Proposed Floor Plans showing the proposed layout.

The property is to be enlarged by demolishing the existing single storey extension at the rear of the property and replacing this with a slightly larger extension projecting approximately 3.5metres from the main face of the rear elevation and up to 2 storeys high.

The roof is altered accordingly to provide a clean line from the ridge to the gutter rather than having a "stepped" profile.

3.4 Scale and Appearance

There is presently Living and Dining rooms on the ground floor with a narrow kitchen occupying the single storey extension at the rear.

The first floor typically has 3 bedrooms and a bathroom.

The front, rear and gable elevations are finished in a roughcast/ render finish and a blue grey natural slate roof finish.

The new 2 storey extension is to be finished in a matching roughcast render and matching slate finish For the roof.

3.5 Impact on Residential Amenity

Since all of the proposed works are to be carried out at the rear of the property, it is not considered that there will be an adverse impact on residential amenity caused by the proposals.

3.6 Impact on Landscape

The client wishes to trim down the existing tall Leylandii trees to the back of the garden to provide better views to the north. The existing boundary treatments to the west and east will be retained.

It is not considered that there will be an adverse impact on landscape caused by these proposals.

3.7 Access and Parking

The existing vehicular hardstand to the side of the property will be tidied and a new access gate provided. The garage and hardstand will allow for the provision of 3no cars. The existing garage allows for 2 cars to be parked side by side with clear space to the side and rear. In addition, a Level access to the garage from the road is preferred.

It is considered that these proposals will enhance the entrance and exit from the site.

APPENDIX A

Schedule of Drawings Submitted as part of the Application

Title	Number	Scale	Size	Revision
Location Plan	121.A.A1.001	1:1250	A3	*
Existing Site Plan	121.A.A1.002	1:200	A3	*
Existing Floor Plans	121.A.A2.001	1:100	A3	*
Existing Elevations	121.A.A4.001	1:100	A3	*
Proposed Floor Plans	121.A.A2.002	1:100	A3	*
Proposed Elevations	121.A.A4.002	1:100	A3	