

Design & Access Statement – Straw Cottage

Purpose of Development

The existing house requires a further bedroom mainly for use by visitors to the property with an ensuite bathroom.

Design

The roadside elevation is mainly hidden from view and is set well into the ground incorporating, at ground floor, a service room and plant space. The new bedroom would cover the service room and extend further forward towards the East into the bulk of the garden. The extended front face of the bedroom would be mainly glazed following the line of the roof and the overhang would shelter the rear door as an open porch.

The bedroom would be constructed with a painted steel frame and in-filled with natural stone panels and some rendered panels to the projecting eastern face matching the elevations elsewhere.

The design would be a more modern element to the house and introduce a bit more interest and drama to the rather bland elevation to the east and creating a visual marker to the rear door.

Internally the bedroom will be airy and have outstanding views to the ponds and curtilage.

Access

There are no implications for access which exists to the extensive curtilage of the property.

Summary

The extension will modernise the house with needed accommodation. The primary front elevation mainly faces the private curtilage and the northern elevation will be mainly screened by roadside shrubbery.

MAC 0817