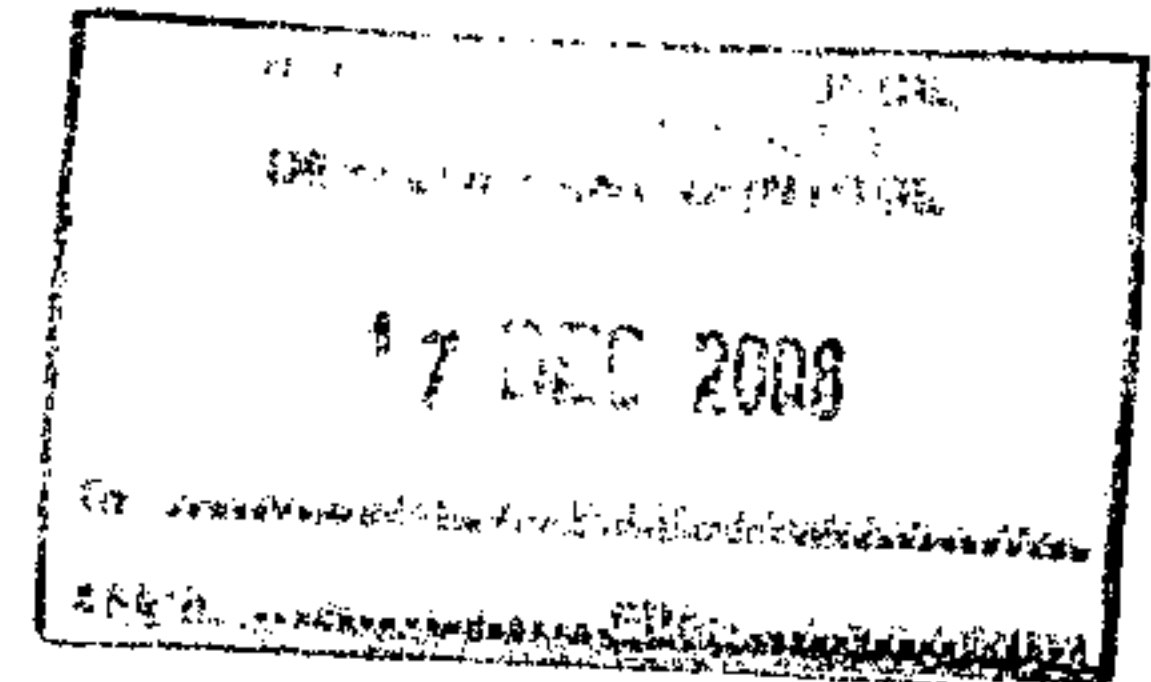


DESIGN AND ACCESS STATEMENT

Proposed ground and first floor extension at:-

***'Woodlea Cottage'
Smallbrook
Clehonger
Hereford
HR2 9TP***



Summary

- Remove existing concrete garage and replace with new ground floor kitchen
- Remove the existing ground floor flat roof extension to rear of cottage
- Extend rear of cottage to incorporate new first floor

Design

- The overwhelming consideration throughout the design process has been to reintroduce some of the original design concepts to the cottage.
- The cottage has been extended over the years and has had most of its charm lost through poor design and poor use of materials
- The aim is to remove the elements that detract from the beauty of the cottage and through the use of traditional construction methods, and the use of more sympathetic local materials, renovate and extend the cottage to one that is more in keeping with its local surroundings and architecture.
- Consideration has been given to neighbouring properties with the introduction of conservation roof lights on the North elevation of the rear extension and no windows in the side elevation
- The ridge line of the rear extension is no more than the ridge line of the existing workshop therefore allowing the extension to sit comfortably between the cottage and the workshop.
- The removal of the old nursery office will allow for more regular grading of the ground levels

Access

- The access to the cottage is along a shared lane; there will be no additional traffic due to the extension. There will be the occasional delivery during construction.
- The kitchen has been placed on the lower ground floor of the property and this will become the main 'family room' within the property. The kitchen has been positioned here rather than the rear because it allows easier greeting of guests and the room does not overlook any neighbouring property.
- Consideration has also been given to ambulant people with the introduction of a ground floor cloakroom. The family have elderly parents.