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DESIGN AND ACCESS STATEMENT

ALTERATIONS & ADDITIONS TO HOME FARM COTTAGE, WELSH
BICKNOR, ROSS-ON-WYE.

USE:

An extension to the existing dwelling intended for residential use only.

AMOUNT:

Demolition of existing carport, conservatory and flat roof dormer window to rear elevation and forming of new kitchen, utility, sunroom and bedroom and the remodelling of the existing layout.

LAYOUT:

New extension to rear of property and remodelling of internal layout to provide practical living space for a family who work on the Courtfield Estate.

SCALE:

The new additions cover a smaller overall footprint than that of the existing demolished extensions, the overall size has been reduced following consultation with the Conservation Officer.

Existing Total Floor Area: 120m² (including carport)

Proposed Total Floor Area: 130m²

LANDSCAPING:

Minor landscaping including an area of paving and a low retaining wall around the new extension.

APPEARANCE

The design objective is to remove the existing unsightly additions of the last century and replacing them with a more traditional extension and features and in keeping with the building character.

The existing modern style windows are also being replaced with period timber windows.

ACCESS:

Vehicular and transport links will be unaffected.

Inclusive access, the floor level of the new structure matches that of the existing ground floor building affording level access. New front entrance doors and threshold will be in accordance with current Building Regulations.

HOOK MASON LIMITED 18th July 2007