

Proposed Extension to Brook House, Walford Road. Ross-on-Wye HR9 5RQ

Design and Access Statement

May 2013

1.0 Introduction

1.1 The Application

The application seeks approval for the removal of the existing unsympathetic single storey extensions, garage and carport to the existing dwelling and the addition of a two storey side extension and a single storey rear extension.

1.2 Background

Brook House is an Edwardian semi-detached dwelling fronting Walford Road within the Conservation Area of Ross-on-Wye.

The applicant proposes the removal of the previous extensions and the addition of the new extensions to form improved kitchen/dining facilities, garage and bedroom accommodation for family use.

2.0 Assessment

2.1 Site Location

Brook House is located on the west side of Walford Road to the south of the Ross-on-Wye historic centre.

2.2 Physical Context

The site lies within the Conservation Area which is characterised by 19th Century suburban villas and which has continued with residential development into the late 20th Century.

Brook House is a semi-detached Edwardian style property which lies adjacent to a series of 20th century detached properties to the north and a detached 19th century property to the south.



2.3

Planning

Local Planning Policy

DR1 Design

HBA1 New development within Conservation Areas

Consultations

The Applicant has attended the Ross-on-Wye planning surgery on 2nd May 2013 and advised to submit the scheme drawings as tabled.

3.0

Design

3.1

Use

Brook House is private family owned residential property.

The existing single storey extensions to be demolished include a garage, carport, dining space and ancillary w.c.

The proposed extension includes an updated kitchen with dining area, utility, study and garage at ground floor.

At first floor the proposed extension includes a bedroom with ensuite bathroom linked to the existing staircase intermediate landing.

3.2

Layout

The extension has been designed to follow the footprint of the previous extensions and also the current building line.

3.3

Scale and Size

Plans and elevations showing the existing house and proposals are shown on submitted drawings PER 01-07, 08B, 09A-13A.

The side extension has been designed to be subservient to the existing house consisting of a two storey extension with pitched roof abutting the existing gable. The rear extension has a flat roof designed to reduce the visual impact of the addition to the rear elevation and does not interfere with the windows to the first floor extension.

3.4

Appearance

The two storey side extension has been designed in a traditional manner with a plain clay tiled roof, rendered and painted brickwork walls and sash windows to match the existing building.

The rear extension is to be formed using rendered walls and colour coated aluminium fascias with single ply membrane roof.

3.5

Demolitions

The proposed demolition of the existing single storey extensions including the lean to carport technically exceeds the allowable volume of 115 cubic metres where consent is not required for demolition in a Conservation Area. However these previous extensions have no heritage merit and their removal do not adversely affect the Conservation Area.

4.0

Access

4.1

Vehicular Access

Vehicular access to the site will remain unchanged giving access to the new integral garage via the driveway.

4.2

Access to the Dwelling

The front door access will remain unchanged. There are no specific access issues for the extension.