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# Design & Access Statement

for the proposed development at

**Meadowsweet Cottage, Common Lane, Warthill, York**

*March 2013*

## Introduction

This design and access statement is for a double storey rear extension with a single storey garden room behind that. The provision of a small front porch is also proposed. The existing dwelling is located on the main street of Warthill approximately 4m north of Isca House and over 8m south of Marwood House. The frontage of Meadowsweet Cottage is 3-4m behind the frontage of these two adjacent houses.

## Design

The proposal is for the erection of a double storey extension constructed in a mellow brick with a pantile roof to match existing and incorporating a flat GRP mansard section. A single storey garden room in mellow brick with a flat GRP roof, incorporating a double glazed roof lantern would be constructed to the rear of this two storey extension. A small porch would also be introduced around the existing front door.

The proposal would improve the internal living space in line with our family needs and would greatly improve the rear amenity space by introducing clear views of the rear garden from the house.

The construction will use modern insulation technologies and that will significantly improve the energy efficiency of the building. The incorporation of a home office will also deliver environmental benefits.

## Layout

The position of the proposed extension is to the rear of the existing property with a lowered ridge line. The porch would be significantly behind the houses at either side.

The extension moves the rear upper floor bedroom windows closer to the boundary with Isca House due to the unusual orientation of the rear gardens. However, the position of the new windows, the position of the Garage at Isca House and the height of the garden room extension mean that the garden of Isca House would not be significantly overlooked. A bedroom window to the south that directly overlooks the rear and patio of Isca House would be bricked up. Additionally, window on the north elevation that currently overlooks Marwood House would be replaced by two smaller opaque windows. Overall the proposed scheme would increase the privacy of the house and gardens at Meadowsweet Cottage, Isca House and Marwood House.

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The furthest point of the extension would not protrude beyond a line between the rear corner of the garage at Meadowseweet Cottage and the rear corner of the garage at Isca House.

### **Scale**

The size of the proposal is considered acceptable in comparison to the overall footprint of the existing building, plot and the neighbouring extensions.

### **Appearance**

The proposed extension would be constructed from a mellow brick with a pantile roof (with GRP mansard section) to match existing with UPVC double glazed units to replace the existing single glazed windows. The garden room to the rear would be fitted with powder coated aluminium double glazed windows. The roof of the garden room would be of flat GRP construction.

### **Landscaping**

The boundary treatments will generally remain unaltered as existing. To improve the existing amenity additional hard and soft landscaping will be undertaken.

### **Access**

The site lies in the middle of the village with access directly from the main street. The existing access would be maintained.

Emergency and other service vehicles can enter the site from the road.