

Design Access Statement

Introduction

This Design Access Statement is submitted in support of a planning application for a small single storey extension to a Grade 2 listed property located at Cottage Farm Kimpton Bottom SG4 8EU.

The proposed extension is of simple design to match in with the current finishes of the surrounding envelope and to preserve the character and architectural integrity of the current building. The additional space, whilst modest in size, provides additional space in order that the kitchen can be used as a kitchen / diner area.

Site Context.

The subject property is a grade 2 listed property consisting of an original house believed to have been built in the mid 1700's. A further house was built on the north side of the property in the 1800's and it is believed that sometime in the 1970's these houses were merged into one property. The property had significant structural works carried out in the early 2000's, but the works were never completed. The house lay derelict for over 10 years and during this time part of the works carried out in the early 2000's became unstable and there was a significant risk of structural collapse.

The current owners purchased the property in 2014 and carried out substantial works, including the necessary structural repairs and sympathetic repairs to the internal finishes.

Proposed Extension

The proposed single storey extension will be located at the south west corner of the property and would tie into the existing kitchen which was built in 2007. The extension will be modest in scale and designed to sit sympathetically with the existing building, maintaining the proportions, form and materials in keeping with the heritage status of the property.

Key design elements include;

- Scale and form – The extension will be low in height and compact in size ensuring it remains subservient to the existing building. Because the foot print does not extend past the current rear elevation footprint and cannot be seen from the road.
- Materials – the materials proposed will match the existing building, with roof tiles and render to match the existing finishes. There is only one French door, and this will be moved to the new position.
- Landscaping – The design will incorporate minimal disruption to the surround garden and external space. There is a small reduction in area of the patio area and no reduction of any plants or shrubs.

Heritage Impact

Whilst the proposed extension has been designed with sensitivity and because it maintains matching finishes it does not harm the building's historic and architectural significance. Indeed, the extension

and minor internal alterations only effects the original extension commenced in 2007 and finally completed in 2015.

Access and Sustainability

The design ensures accessibility for all users by providing level access to the new extension. The internal layout has been considered to offer ease of circulation particularly for those with mobility impairments. This currently includes my father-in-law who is wheel chair bound and it is with this in mind allows him to enter our house via the French doors and socialize in suitable space and be able to eat all together at a dining room table without disruption.

In terms of sustainability, the extension will be constructed using energy efficient techniques and materials to maintain the current EPC rating of C.

Conclusion

This proposed small single storey extension is designed to be sensitive and complementary to the Grade 2 listed building. It respects the architectural character of the existing house and contributed to the ongoing use and enjoyment of the property, without causing harm to its historic fabric. We believe the design proposal will be a positive enhancement to the property whilst preserving the special interest of the listed building.