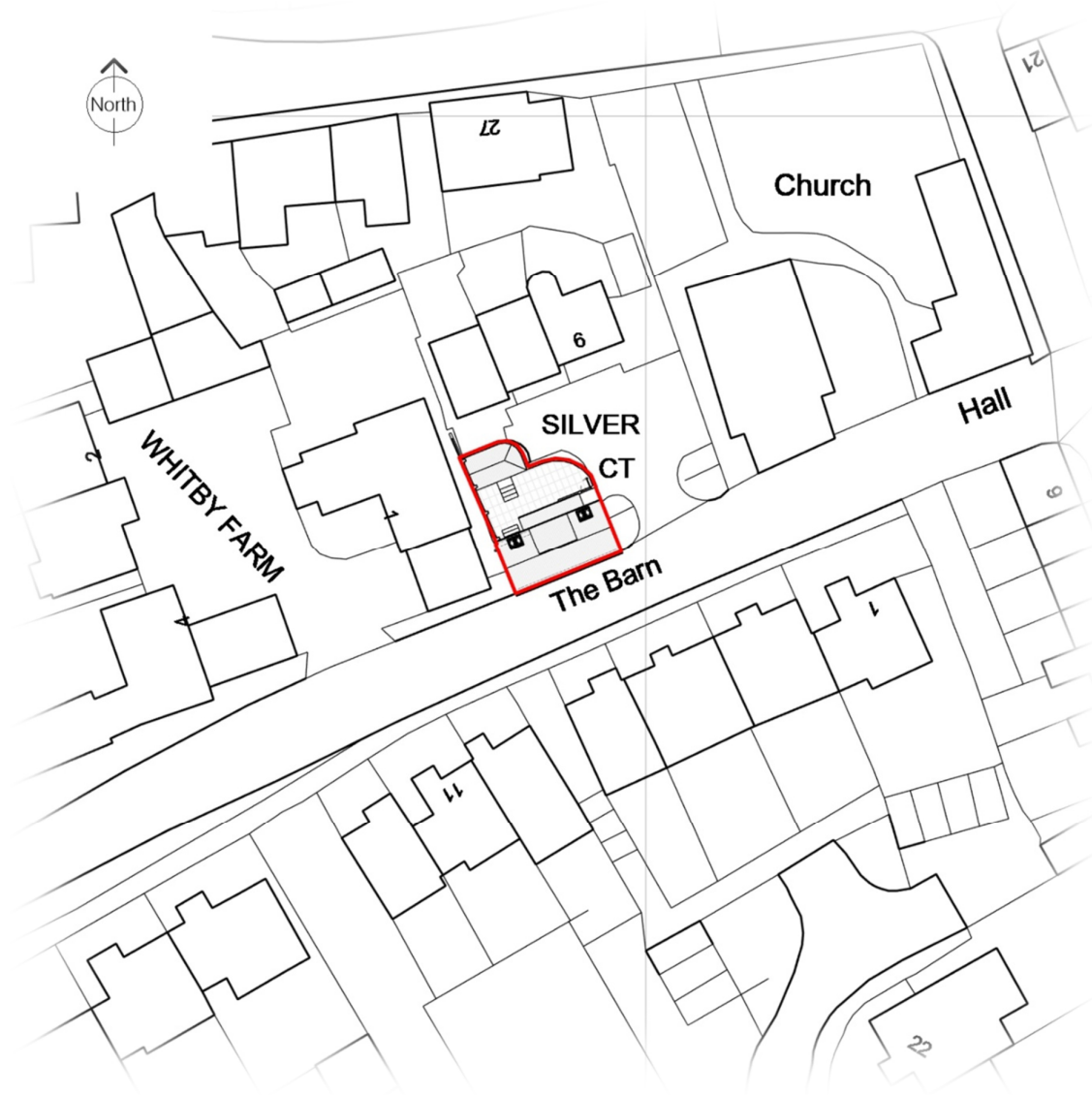


12 Silver Street, Ashwell, SG7 5QJ
DESIGN ACCESS STATEMENT



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Contents:

1.0 Introduction

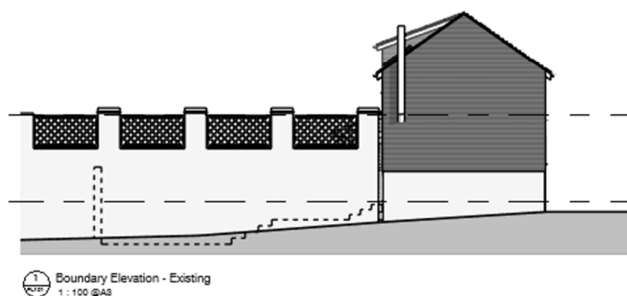
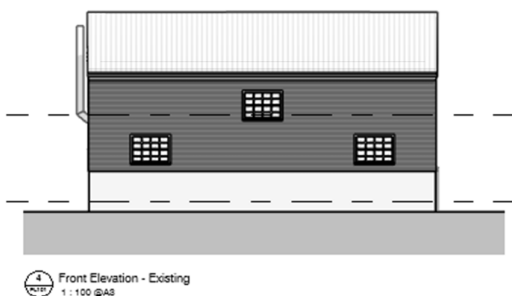
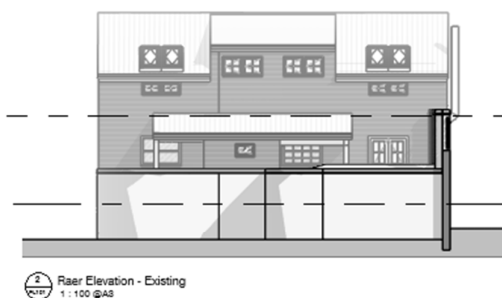
2.0 Site & Existing Building

3.0 Proposal

1.0 Introduction

The design & access statement has been prepared by PicklePlanning, in support of full planning application **PP-13661148** for the following: **Householder planning & demolition in a conservation area – Demolition of existing out building and construction of new single storey rear extension.**

This application is being made on behalf of the property owner of 12 Silver Street – Marie Bayes.



2.0 Site and Existing Building

The site is located to the eastern end of Silver Street, roughly centrally within the footprint of the village of Ashwell.

Silver Street lies within the Ashwell Conservation Area – *please see map at end of document.*

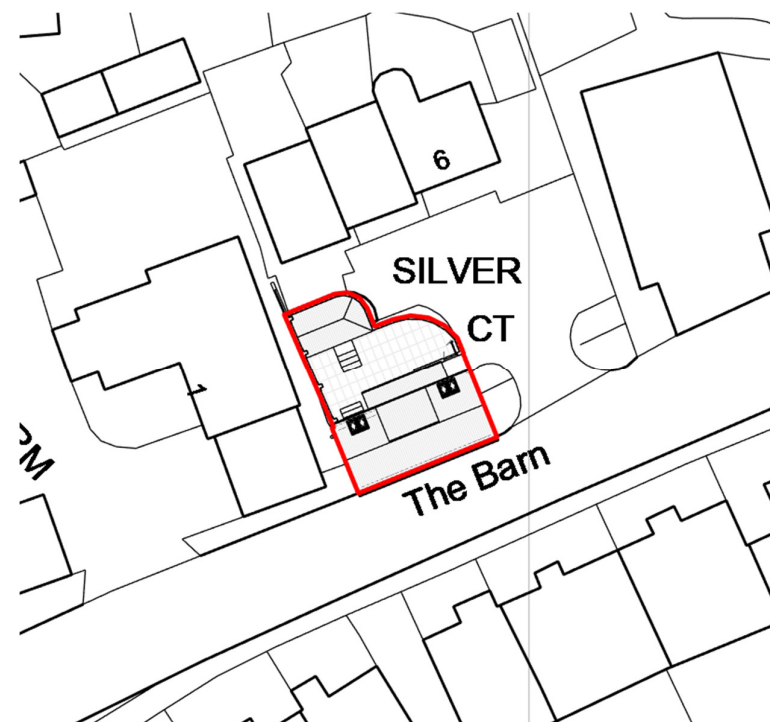
The property is situated on the northern side of Silver Street, the plot orientated in an N to S direction, at the entrance to Silver Court.

The dwelling and Silver court are of approx. 1990's construction, the dwellings within the court following 1 and $\frac{3}{4}$ storey cottage style in white render, the application dwelling in a barn conversion style with sash and casement windows, buff brick plinth walls and black timber cladding to wall above 900mm from FFL. The main dwelling building features sash windows to the ground floor and casements to the first floor, all in UPVC with Georgian bar.

The existing rectangular building is a classic 2 up, 2 down configuration with central staircase, a hallway extension is placed on the rear elevation, housing the main entrance door facing to the east.

The rear features a single storey outbuilding (01/00072/1HH), which sits on the lowest tier of the enclosed, walled garden space, a patio and stairs reside to the level above.

The outbuilding is constructed in black timber cladding to the visible/exposed walls, with a slate low pitch roof.



3.0 Proposal

This application proposes the demolition of the outbuilding, to allow for a single storey rear extension, better suited to use of the patio garden..

The new rear extension will utilise the height of the western flank wall and the existing levels within the walled garden to keep the visible impact of the extension to a minimum.

By demolishing the existing 15m² outbuilding, the new extension will only require an additional 10m² of available space.

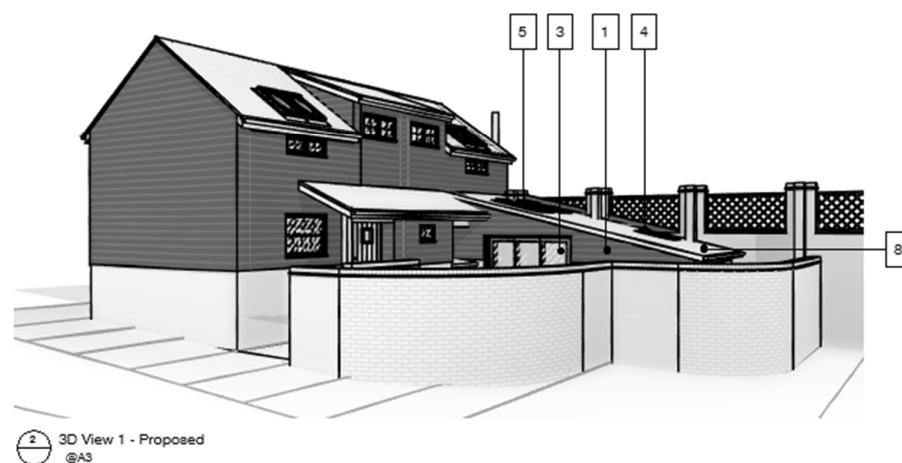
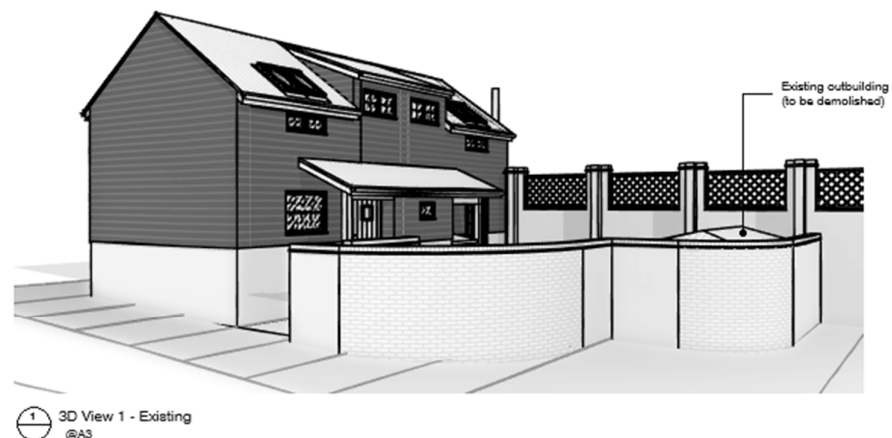
This new extension will comprise a small garden room to better use the patio space (away from the high wall) and a WC and utility area to replace those in the existing outbuilding.

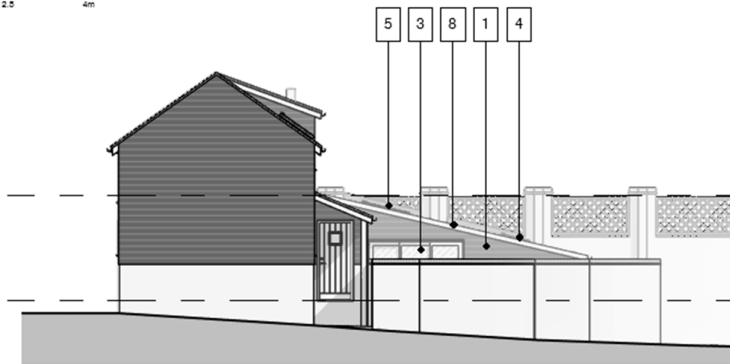
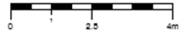
The extension will be constructed from buff brickwork to the plinth walls, timber framed construction above DPC and finished Black timber cladding to match the main dwelling. A low pitched slate roof to match the main dwelling is struck from the existing hallway/porch, and runs to a new flat roofed storage area at the lowest garden level.

The existing garden walls will remain as existing.

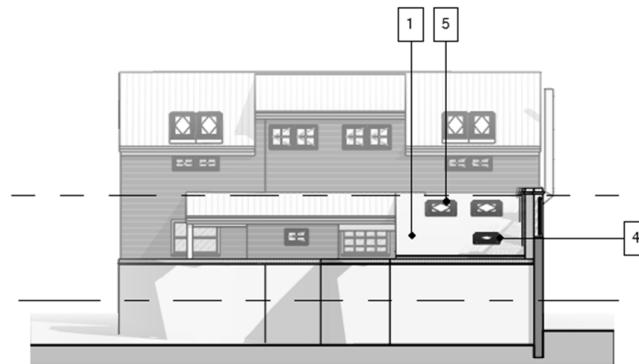
The extension will be fitted with new patio sliding doors in dark grey aluminium to the east elevation, new velux roof windows to the upper and lower roof areas.

The design has been considered to comply with the Heritage Character area, using quality long lasting materials that would complement and blend with the existing main building and outgoing outbuildings.



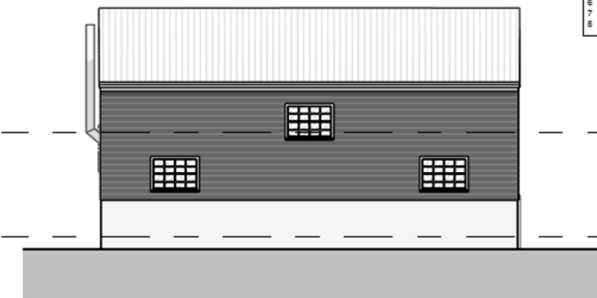


3 Side Elevation - Proposed
1 : 100 @A3

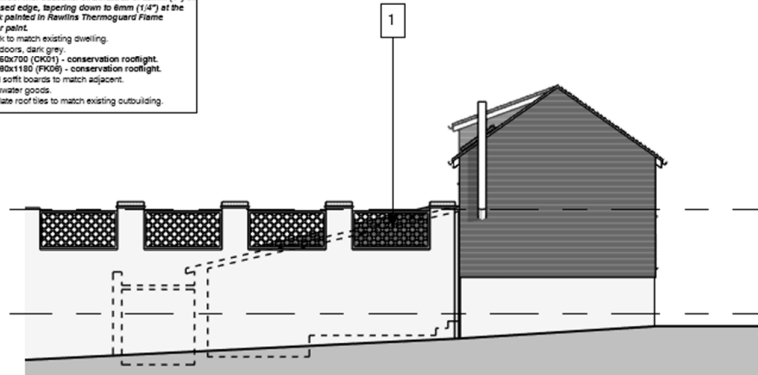


2 Rear Elevation - Proposed
1 : 100 @A3

Materials Legend	
1	Black painted feather edge weatherboard - horizontal 175 (7") board width with sectional thicknesses of 25mm (1") at the lower, exposed edge, tapering down to 6mm (1/4") at the top edge) Black painted in Rawlins Thermoguard Flame retardant timber paint.
2	Facing brickwork to match existing dwelling.
3	New aluminium doors, dark grey.
4	Velux - GGL - 600x700 (CR01) - conservation rooflight.
5	Velux - GGL - 800x1100 (PR03) - conservation rooflight.
6	Black fascia and soffit boards to match adjacent.
7	Black UPVC rainwater goods.
8	Reconstituted slate roof tiles to match existing outbuilding.



4 Front Elevation - Proposed
1 : 100 @A3



1 Boundary Elevation - Proposed
1 : 100 @A3



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