

DESIGN AND ACCESS AND HERITAGE STATEMENT FOR SINGLE STOREY EXTENSION
AT 107/109, NORTH BERSTED STREET, BERSTED

Introduction:-

This statement is prepared in support of the application made by Mr. & Mrs. D. Sullivan to erect a single storey extension over the rear of the existing property.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

Heritage Statement:-

The two cottages were originally built around 1750 and known as the Phillpotts Cottages and were later combined into one property.

The building is a Grade 2 Listed Building, first listed as Phillpotts Cottages on 16th September 1977 with the Listing Number SU920601398. Entry No 1276738.

The front roadside element is constructed with flint and stone rubble with brick dressings and brickwork quoins under a fully hipped thatched roof.



FRONT ROADSIDE

The property has been extended with two additions both of two storey rear extensions with the northern most constructed in facing brickwork with white softwood 'Georgian' window frames under a flat felted roof with decorative fascia cornice.



The southern most extension is constructed in facing brick to head of window frames with upper walls clad with clay tile hanging with softwood 'Georgian' window frames all under a gable ended tiled roof.



Context:-

The proposal is to provide a kitchen/family room extension fitted with storey height glazed panels incorporating both French and Bifold sets of doors under a flat felted roof incorporating two roof lanterns.

Amount:-

The proposal will add 22 sq. metres to the 1st floor.

Landscaping:-

No alterations are to be made to the landscaping.

Scale:-

The proposed eaves is set 2600mm above finished ground level..

Appearance:-

External walls are to be constructed with facing brickwork and flint panels with brickwork quoins under a flat felted roof with two roof lanterns.

It is proposed to replace the existing 'tired' white painted softwood 'Georgian' window frames with anthracite window and door frames in grey.

Access:-

No alterations are to be made to the existing entrance and parking arrangements.

Conclusion:-

The proposal provides increased habitable accommodation constructed in materials and those that are typical to its location and that compliment the host dwelling and the Conservation Area and with minimum impact on the two Grade 2 Listed Dwellings described.