

DESIGN AND ACCESS STATEMENT
For
New House
at
West Preston Manor

Introduction

This statement has been prepared in support of the planning application for the new house and car barn adjacent to West Preston Manor.

The proposal is to construct a new detached house and car barn similar in design to the house for which planning consent has already been granted (application No R/23/09) . However, the proposal now includes a glazed link between the proposed house and the existing green house constructed against the northern boundary wall of the site. The proposal also includes replacing the existing timber summer house within the garden.

Listed building consent has recently been granted for the proposed glazed link between the gate house and the existing green house (application no. R/76/10/L.

Heritage Statement

The existing green house is a 19th century structure, constructed with a white painted timber frame over a brick base walls. The green house has been constructed with a mono pitch roof against the northern boundary wall of the site.

The proposal is to attach a glazed structure linking the proposed new dwelling to the green house. The new structure will be constructed to match the existing with a white painted timber frame over a brick base wall.

Amount

The proposed new house is a two storey, three bedroom dwelling with a floor area of 110 sq. m.

The existing green house has a floor area of 37 sq. m. and the glazed link 10.5 sq. m.

The proposed summer house has a floor area of 12.75 sq.m. and is replacing an existing summer houses with a floor area of 11.5 sq. m

Layout

The proposed new house and car barn is to be positioned on the site as previously approved. The house will be positioned approximately 4m from the existing green house. The proposal now includes forming a link between the proposed kitchen/ dining area and the green house. The proposed summer house is to be in the same position as the existing.

Scale and Appearance.

The scale and appearance of the new house and car barn will be as previously approved under planning application R/ 23 / 09. The house has been designed in a similar architectural style to the existing buildings, with brick and flint walls and a low pitched slate roof. The car barn will be constructed with a timber frame clad with timber boarding, with a low pitch slate roof.

The proposed glazed link will be constructed to match the existing green house, although the ridge level would be lower and the eaves higher. The main timber members would be similar in size and layout.

The proposed summer house will be constructed in timber and clad with painted timber boarding and cedar shingles to the roof.

Landscaping.

The existing pond and landscaping around the pond will be retained. A new paved terrace will be formed between the house and the green house. A paved area and ramp will be constructed adjacent to the front door, suitable to provide disabled access.

Access

Access to the house and car port will be via the existing drive.