

DESIGN AND ACCESS STATEMENT

The Glebe House, Binstead Lane, Binstead

Introduction:

The Glebe House is a detached house on two floors, situated in Binstead on Binstead Lane. It was constructed in the early 20th Century although it is understood that the central chimney stack dates back to the early 18th Century. The house is constructed of facing brick in stretcher bond, which has been decorated under a pitched roof of thatch. The windows are single glazed leaded light casements.

Location:

The Glebe House is located on Binstead Lane in the rural hamlet of Binstead.

Design

Use: Residential.

Amount: The overall size of the building will increase slightly and incorporate a small ground floor link extension of just under 6m². The proposed Garage will be 52m².

Layout: The proposed Garage is to be situated adjacent to the house to the East as identified on the location and block plans.

Scale: The overall size of the building will increase slightly and incorporate a small ground floor link extension of just under 6m². The proposed Garage will be 52m².

Landscaping: The external landscape surrounding the building remains unaltered.

Appearance: There are currently a number of single glazed lead light casement windows and a solid timber entrance door on the East and West Elevations/

The proposal is to remove the window in the Lounge on the South Elevation and re-use it in the East Elevation of the masonry wall constructed link extension comprising facing brick in stretcher bond under a pitched roof of slate to match the existing. A new window on the West Elevation at first floor level is proposed to introduce light in to the corridor internally and to increase the symmetrical aesthetics of the West Elevation.

The proposal will remove and infill the rear entrance door on the East Elevation with brick to match the existing and re-introduce the Entrance door further to the South on the East Elevation and in conjunction with some partition wall re-arrangements internally will create a more practical Entrance Hall arrangement.

The proposed link extension will connect the Kitchen to the adjacent building to the North and convert it from a Bedroom into a Utility Room and Pantry.

The Proposed detached Garage will comprise an Oak frame on a red brick plinth wall in flemish bond. The frame will be faced to the North, South and East sides with featheredge timber weatherboard and all materials will be traditional in nature and of the highest quality.

The alterations will have minimal impact visually, only slightly changing the appearance externally, whilst providing useful and more practical space internally.

Access

Access is altered slightly through the re-positioning of the front door on the East Elevation, and means of escape provisions also remain unaltered.

D Fuller 14.04.14



