
DESIGN & ACCESS STATEMENT

Laneside House

Proposed Rear Wing Extension

12 March 2023



Elevation A (Front)- No proposed alteration



Elevation B - No proposed alteration



Elevation C - No proposed alteration



Elevation D (Rear) - Proposed extension

DESIGN & ACCESS STATEMENT

PROPOSAL

This proposal is for a rear wing extension to a grade II listed dwelling. The aim is to provide a larger and more appropriately sized master bedroom suite for the house, and well as a larger and better accommodating lounge to the ground level. Currently the dwelling lacks a lounge which can accommodate the household, or a master bedroom with ensuite to match the proportions of the house.

Furthermore the property's attractive aspect and setting is spoiled only by one poor quality external elevation to the rear corner of the house. This elevation holds low quality junctions, finishes, and ill-placed windows.

This proposal aims to rectify these shortcomings both internally and externally, in one sensitive alteration, eliminating any impact or unnecessary changes to the older parts of the house.

Existing Shortcomings:

Internally:

- Low window positioning and poor design quality, mean there are no views out at adult eye level (neither standing or sitting.)
- Compromised ceiling height in the bedroom, as well as poor quality construction of the ceiling and finishes internally.
- The bedroom is smaller than appropriate for the size of the house.
- The lounge is smaller than appropriate for size of the house.

Externally:

- Very poor quality roof. Timbers used are of low quality and have few years lifespan remaining.
- Existing roof tiles used in this area of roof are far from appropriate for a listed dwelling, and do not currently match the rest of the house. As well as being aesthetically unpleasing, they are brittle, easily damaged and require regular replacement. They are becoming difficult to source replacements for due to poor quality, as such reclaimed tiles are having to be used to patch up, which are in increasingly short supply.

Solution:

An extension enables seamless enlargement of the bedroom and the lounge, and a new pitched roof enables higher placing of the windows, as well as being able to accommodate larger sized windows to maximise the natural light and the rural views to the rear of the house. The roof will be finished in slate to match the standard of the rest of the dwelling.

The proposed design would be more in keeping with the character of the original house, being an asset aesthetically as well as functionally. It provides a respectfully heritage solution to all the above issues in one move, improving the rear aspect of the house, and enabling all other elevations to remain unchanged.

The construction process would not negatively impact the existing house in any way. No layout changes are proposed other than the removal of the area of existing exterior wall, to link to the new extension.
