

## BA3606 - Yew Tree Cottage, Horsemans Green, Whitchurch, SY13 3DU

### Design and Access Statement

In relation to the proposal for an internal reconfiguration of the existing entrance hallway and staircase along with a new first to second floor staircase and rear dormer windows for additional habitable space at second floor level.

#### Contents:

- 1 Introduction
- 2 The Location & Context
- 3 Design
- 4 Access & Highways
- 5 Biodiversity
- 6 Drainage & Flooding
- 7 Conclusion



#### Executive Summary

- The applicant uses the snug room as a primary living space which is lacking in habitable floor area and has a poor relationship with the kitchen. An internal reconfiguration of the ground floor entrance hallway and staircase will provide additional habitable space to the snug area and improve access throughout the ground floor.
- The second floor loft spaces are currently accessed via two loft hatches and ladders which are positioned at either side of the first floor landing. The applicant wishes to gain permanent access to the second floor through the incorporation of a new first to second floor staircase so that the second floor can be used as a bedroom and bathroom.
- The project proposes three new second floor dormer windows to gain additional habitable space and natural light within the second floor loft spaces. The scale and architectural style of the new dormer windows have been carefully explored to compliment the existing property and provide no overlooking onto adjacent properties.

## 1 Introduction

This statement has been produced to outline the proposed internal reconfiguration of the ground floor entrance hallway and snug area at Yew Tree Cottage, together with the replacement of the existing staircase with a new staircase design to provide more habitable space on the ground floor. The proposal also incorporates a new first to second floor staircase for the purposes of providing permanent access to the second floor loft spaces. A new bathroom and the incorporation of dormer windows to the rear elevation is also proposed to provide additional habitable space and natural light to the new second floor loft spaces.

## 2 The Location and Context

The proposed site is located 6.8 miles west of Whitchurch and can be accessed from the A525 between the A4169 and B4379 that lead onto Nell Peters Lane and Willington Lane. The property is positioned with the front elevation and entrance parallel to the road, with a private driveway and garage space adjacent to the north elevation. The road forms the south-eastern boundary of the site with the domestic curtilage of Rose Cottage being located to the south west and agricultural land to the north and east of the property.



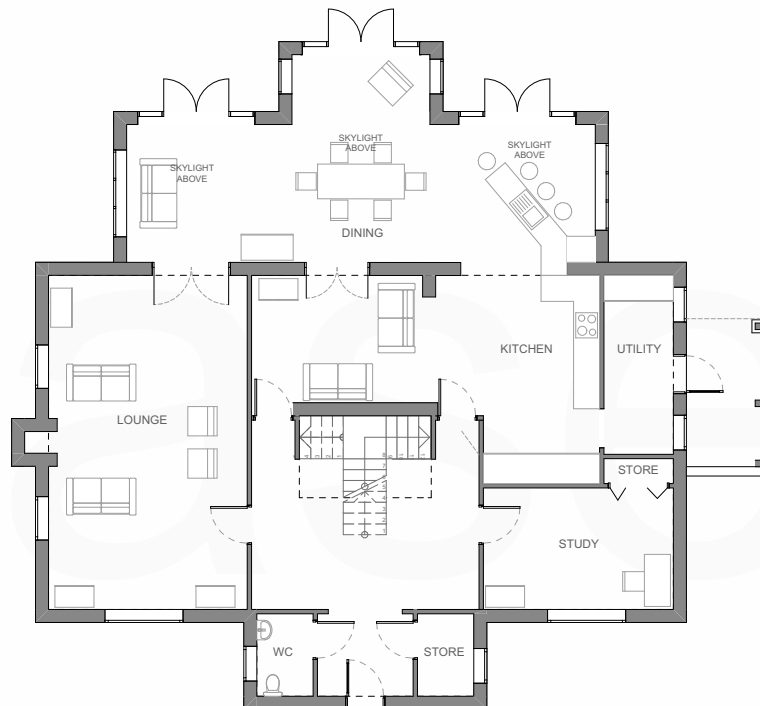
Aerial View of the current property. (source: Google Earth)

This statement is to be read in conjunction with the associated supporting documents including:

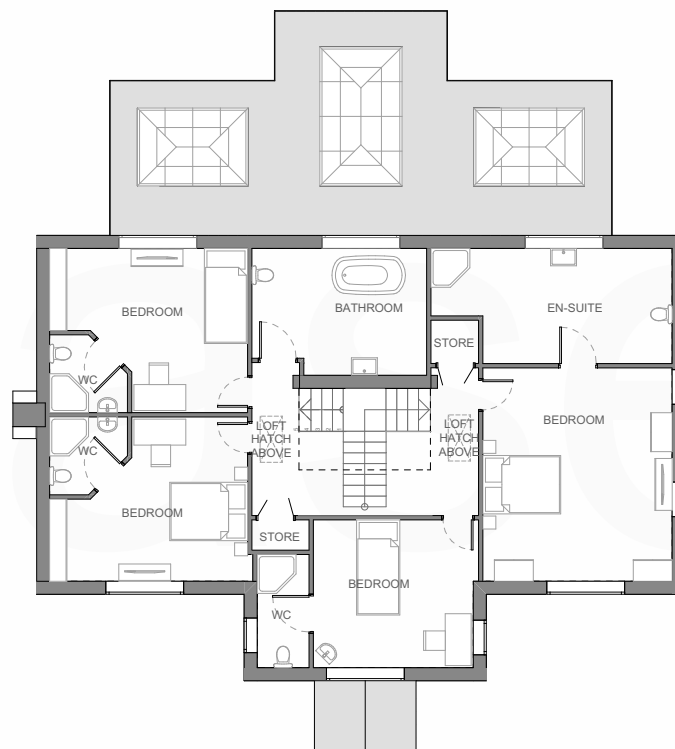
- PL-001 Location & Block Plan
- PL-002 Existing Ground Floor Plan
- PL-003 Existing First Floor Plan
- PL-004 Existing Second Floor Plan
- PL-005 Existing Elevations
- PL-006 Proposed Ground Floor Plan
- PL-007 Proposed First Floor Plan
- PL-018 Proposed Second Floor Plan
- PL-009 Proposed Elevations
- PL-010 Proposed 3D Visuals



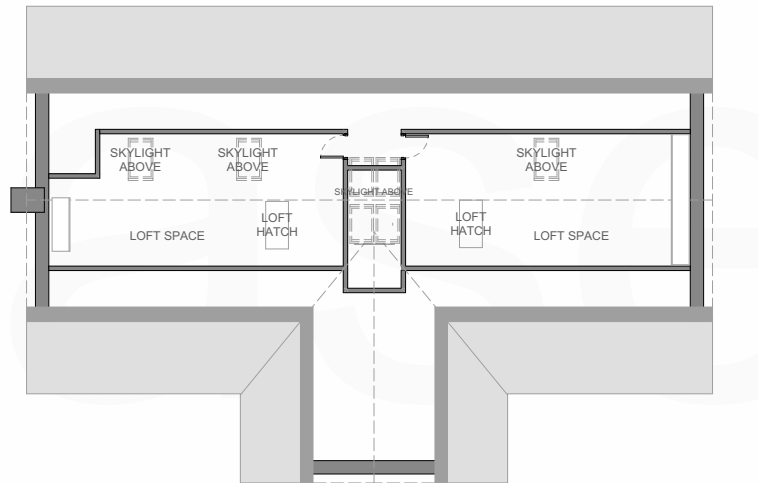
Location & Block Plan



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

### 3 Design

#### 3.1 Design Brief

This application is for the internal reconfiguration of the ground floor together with the incorporation of a new staircase between the upper storeys and the insertion of dormer windows to provide permanent habitable space to the second floor loft area.

The initial design brief was to explore the following works:

- Reconfiguration of the existing entrance hall including the replacement of the existing staircase with a new open tread stair to provide additional floor space on the ground floor, together with establishing permanent access to the two loft rooms.
- Review the relationship of the kitchen and snug area using some of the space gained by remodelling the current entrance hall to improve the proportions and layout of the space.
- The potential incorporation of double glazed doors within the entrance hall space to provide a clear line of sight through the property into the rear garden amenity.



**E1 Existing North Elevation**  
1:100



**E2 Existing East Elevation**  
1:100



**E3 Existing South Elevation**  
1:100



**Existing West Elevation**  
1:100

### Existing Elevations

### 3.2 Design Development

Sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property.

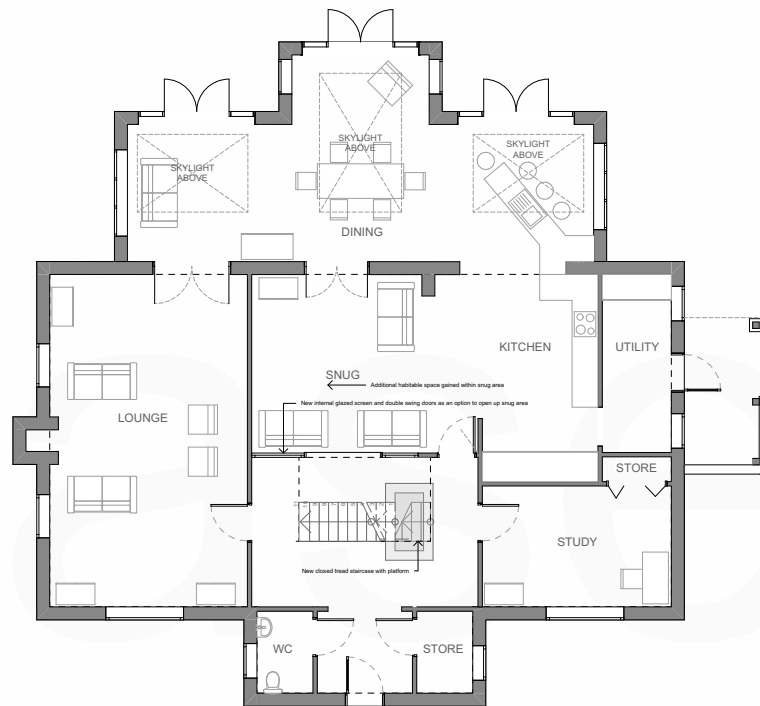
Following this initial development the proposed layouts were further refined to provide the optimal use of space throughout the property. This internal review and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the internal space.

### 3.3 Design Proposal

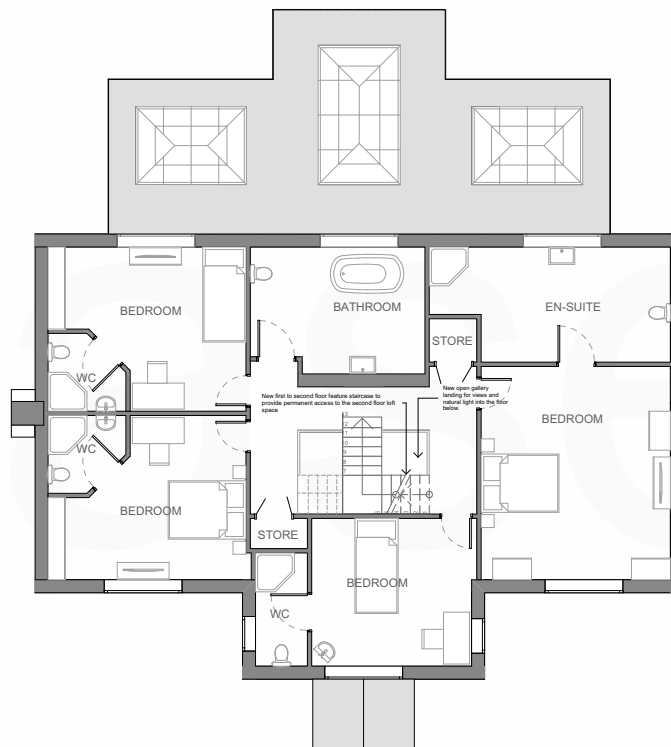
The applicant's preferred option submitted in this application proposes the reconfiguration of the ground floor staircase to maximise the habitable space to the entrance hallway and snug area. This includes a new, closed tread straight staircase with a podium to provide an approach from either the entrance doorway or kitchen space. The existing doorway between the entrance hallway and snug area will be retained with a new internal glazed screen and double swing doorway proposed to the repositioned internal wall. This proposal allows for additional habitable space within the snug area to make it better suited to regular use and linking it with the kitchen space. The new internal glazed screen and doorway aims to provide views from the entrance hallway into the rear garden and more natural light throughout the central ground floor space.

The application also introduces the incorporation of three new flat roof dormer windows to the second floor spaces in order to maximise the habitable space to the new permanent rooms. These new openings will overlook look to rear garden and the agricultural land to the north and east. The applicant wishes to gain a direct approach into the new second floor landing and central dormer window at second floor which is proposed through a new, closed tread quarter turn staircase from the first floor landing. The reconfiguration of the landing at first floor and the new proposed landing at second floor provides natural light from the existing rooflights and new dormer windows down into the first floor and ground floor spaces below.

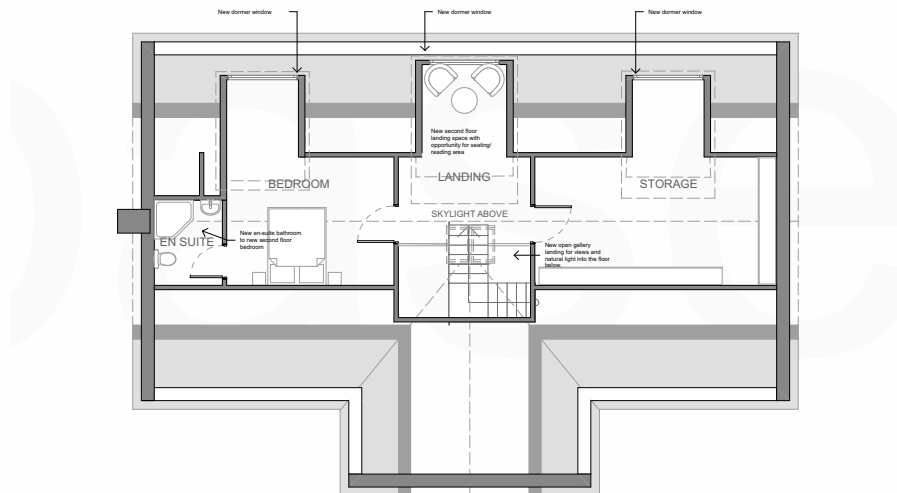
With the incorporation of permanent access to the second floor loft spaces, this application proposes a new bathroom at second floor to serve the new habitable rooms.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

### 3.4 Use

The existing snug area is currently used as the primary living space which has a direct link to the kitchen however, the current layout is not fit for purpose due to limited floor space within the snug that impacts on circulation. The proposal intends to increase the habitable area of the snug room to a more appropriate layout for the applicants use. The second floor loft spaces are currently accessed via two loft hatches and drop-down ladders from the first floor landing. The proposal looks to make permanent use of the second floor loft spaces as habitable living and storage spaces.

### 3.5 Scale

The proposal will increase the total useable floor space of the property through internal reconfiguration works and incorporation of new second floor dormer windows. The external massing of the property will be marginally increased by the new dormer windows which will be located on the rear elevation of the property.

### 3.6 Appearance

The proposal looks to change of the appearance of the eastern facing gable roof through the incorporation of three new flat roof dormer windows. The northern, southern and western elevations are not altered by the proposal and are maintained as existing.

## 4 Access & Highways

No alterations to the existing access and external hardstanding areas are proposed.

## 5 Biodiversity

No alterations to the existing landscaping are proposed.

## 6 Drainage & Flooding

### 6.1 Drainage

The proposal makes use of the existing drainage within the property.

### 6.2 Flooding

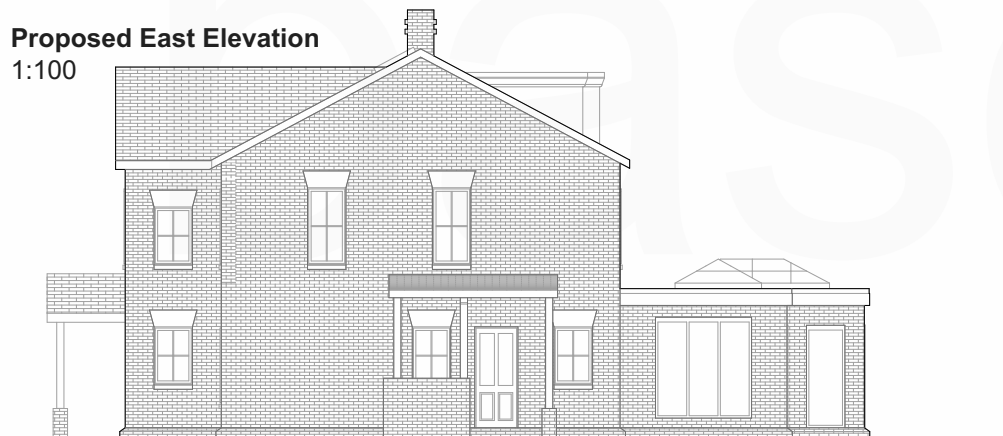
This site is not at risk of rising flood water.



**Proposed North Elevation**  
1:100



**Proposed East Elevation**  
1:100



**Proposed South Elevation**  
1:100



**Proposed West Elevation**  
1:100

## 7 Conclusion

- The applicant uses the snug room as a primary living space which is lacking in habitable floor area and has a poor relationship with the kitchen. An internal reconfiguration of the ground floor entrance hallway and staircase will provide additional habitable space to the snug area and improve access and natural light throughout the ground floor.
- The second floor loft spaces are currently accessed via two loft hatches and ladders which are positioned at either side of the first floor landing. The applicant wishes to gain permanent access to the second floor through the incorporation of a new first to second floor staircase so that the second floor can be used for habitable living.
- The project proposes three new second floor dormer windows to gain additional habitable space and natural light within the second floor loft spaces. The scale and architectural style of the new dormer windows have been carefully explored to compliment the existing property and provide no overlooking onto adjacent properties.

