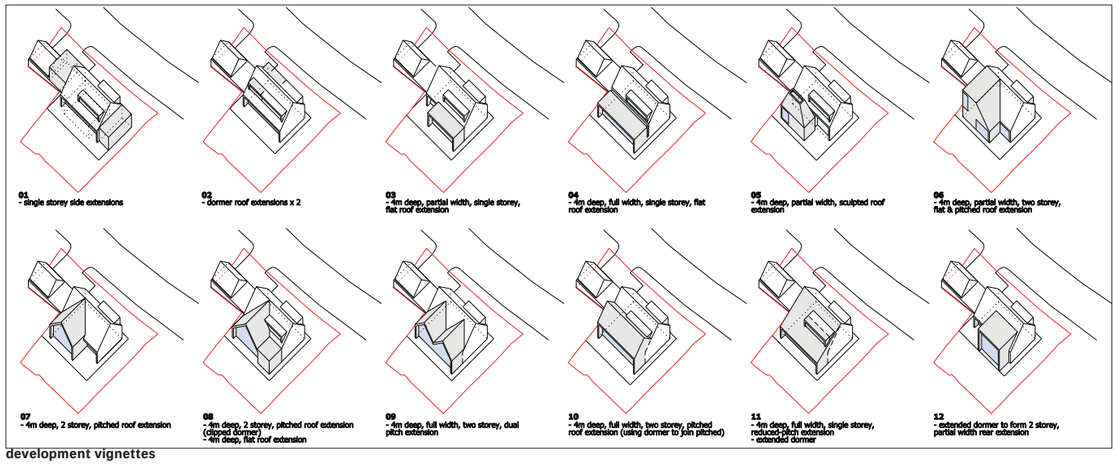
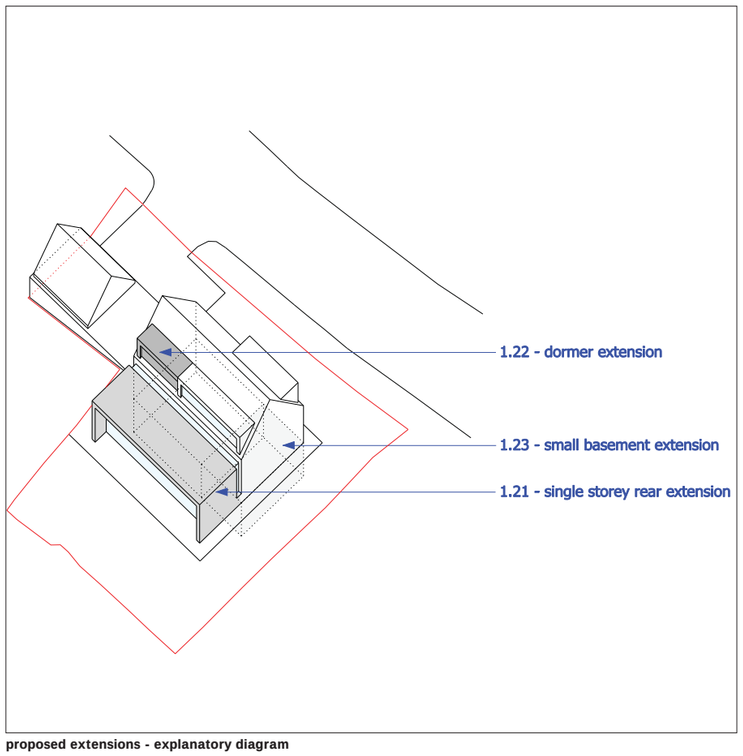
Appendix 3



development vignettes



proposed extensions - explanatory diagram

1.0 Additional D&A Statement to cover Design and Access to the Permitted Development extensions.

1.1 Design Objectives

To provide additional internal accommodation in extensions deemed acceptable under the Permitted Development rights afforded with planning permission HPK/2012/0715

1.2 Design Proposals: Use, Amount, Layout, Scale, Appearance, Landscaping, Sustainability.

A significant number of design options have been considered to determine an acceptable solution to providing the additional internal accommodation (refer to series of vignette studies left), including two storey rear extensions, extensive side elevations and various forms of rear-facing roof extensions, all considered to be acceptable under Permitted Development rights. A balance has been struck between the desired amount of internal accommodation, and an architectural solution which is deemed appropriate.

The chosen design consists of:

1.21 - a single storey rear (south) extension, subservient to the main body of the house but which creates architecturally-refined side elevations when viewed from higher and lower on Long Lane. This falls below the max 4m height requirement, and uses the same materials as the main body of the house.

1.22 - an extension to the rear facing (south) roof dormer, which is a secondary element against the primary roof pitch which remains clearly legible. All ridge lines remain the same, and materials carry through from the permitted dormer.

1.23 - a small extension to the permitted basement under the main body of the house (within the ground floor perimeter). The existing basement covers approx. 2/3 of the permitted plan area of the house. The proposal fills in the remaining 1/3. The basement does not extend under the extension noted in 1.21

- The use of the extensions: to provide additional domestic internal accommodation
- The amount of development: as noted above, noting the increased Permitted Development allowances within the 2013 amendment to the GPDO.
- The layout of the development: refer to attached drawing al(05)302
- The scale of the development: refer to sketch diagram left - the rear and dormer extensions have been designed to read as subservient elements to the main body of the house, whilst having due regard to the resulting overall composition.
- The appearance of the development: The resultant design is a well thought out architectural composition - a continuation of the contemporary-interpretation of the local vernacular which was used on the main body of the house. An identical material palette ensures a design continuity such that the building can be read as a successful, complete composition.
- The landscaping: The extensions have no impact on the proposed landscaping, other than removing an area of lawn to the rear of the property where the extension will be sited.
- Sustainability: The extensions have no impact on the proposed very high sustainable credentials of the development. The clients are still aiming to achieve Passivhaus certification with the proposed design.

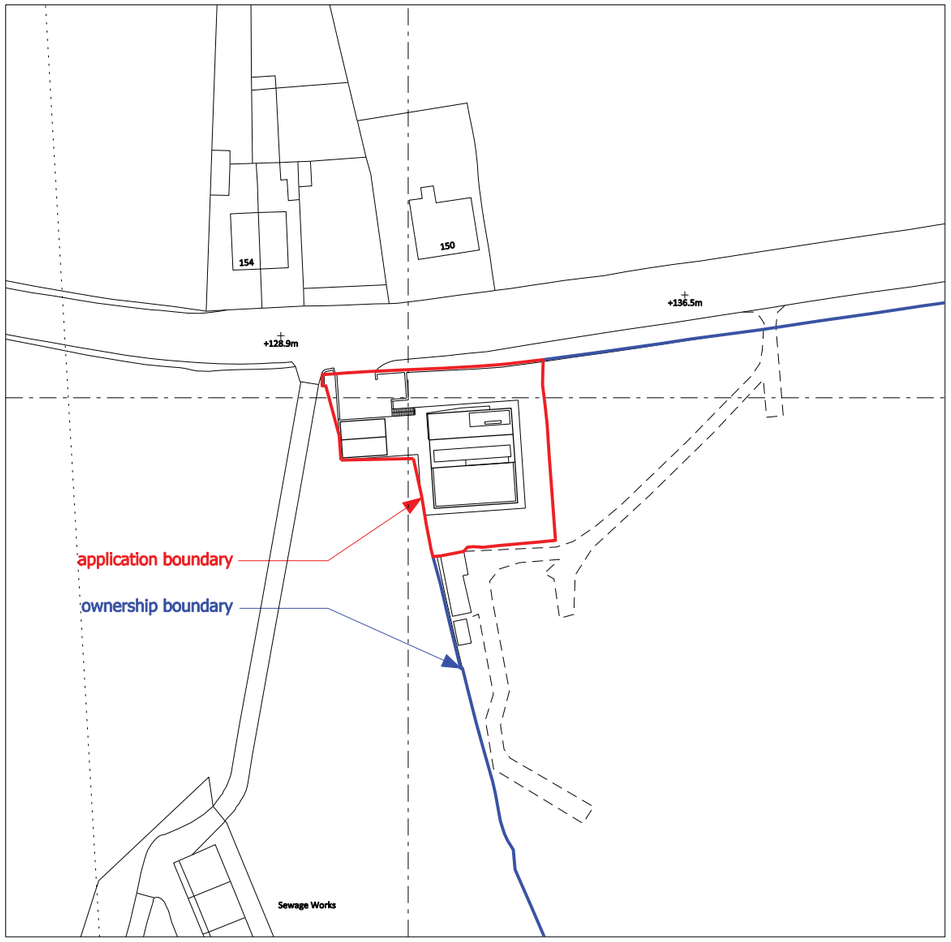
2.0 Access

2.1 Movement to and through the site, inclusive access.

The existing permission relies upon a large flight of Building Regs-compliant stairs to reach the front door of the property. (refer to 4.1 in the original D&A Statement). The proposed extensions do not alter this situation. A stepped ground floor is proposed, with an accessible WC and bedroom at entrance level, accessed via a level threshold. An alternative path around the perimeter of the building (avoiding the 4No internal steps) is to be provided to the rear of the building to an additional level-threshold door.

3.0 Drawings

al(05)200	D	site plan
al(05)300	P03	location plan
al(05)301	P01	permitted scheme (plans, sections and elevations)
al(05)302	P01	proposed extensions (plans, sections and elevations)



proposed location plan



a pitched roof above main house
b small pitched roof above garage/garden store
c permeable resin bound gravel driveway
d new turf
e new paved hard landscaping
f existing stone wall retained
g new low level stone walls
h new paved steps leading to the new entrance
j new paved external steps
k new herb garden
m existing outbuildings retained in-situ
n proposed contractors compound, adjacent to existing field entrance. This has been advised as acceptable under Permitted Development by HPBC and has therefor been removed from the red line boundary of this application
p green roof over single storey rear extension

N

proposed site plan

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director Russell Bridge BA(hons) BArch RIBA ARB **company number** 07793934 **email** info@bridgearchitects.com

revision notes
rev A - 2012-12-10 - General revision.
rev B - 2013-10-09 - single storey rear extension added
rev C - 2013-10-10 application boundary amended to include contractors compound
rev D - 2013-10-25 site edged red amended to exclude PD contractors compound

project	149 Long Lane, Charlesworth
client	Mr & Mrs D Stewart
job no.	0149
drawing no.	al(05)200
drawing title	proposed location and site plan
drawing scale	1:1000 and 1:250 @ A3
drawing created	october 2012
drawing rev	D

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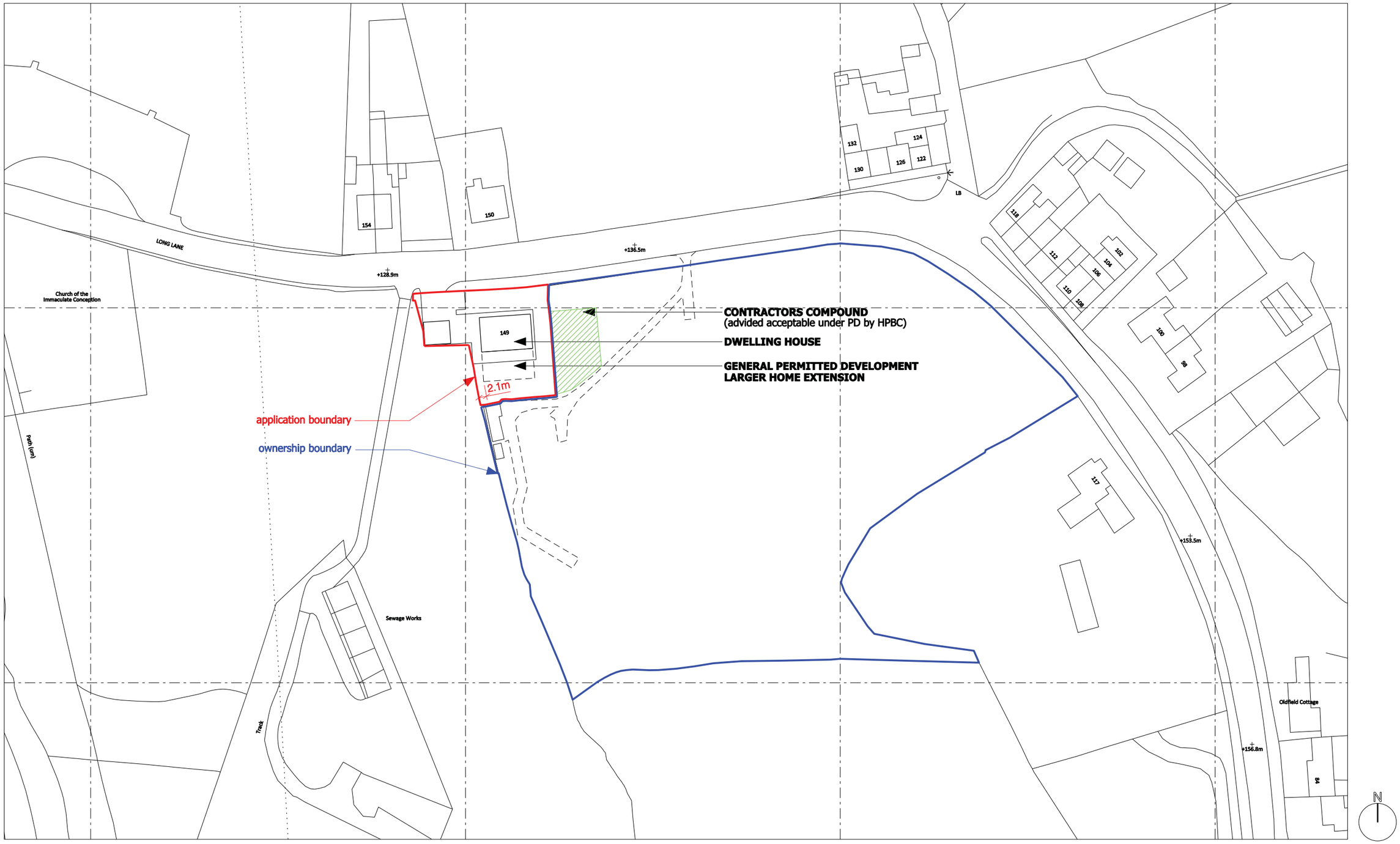

Existing Location Plan

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revision notes
rev P02 - 2013-10-10 application boundary line revised to inculde contractors compound
rev P03 - 2013-10-25 site edged red amended to exclude PD contractors compound

project	149 Long Lane, Charlesworth
client	Mr & Mrs D Stewart
job no.	0149
drawing no.	al(05)300
drawing title	location plan/ permitted development
drawing scale	1:1000 @ A3
drawing created	july 2013
drawing rev	P03

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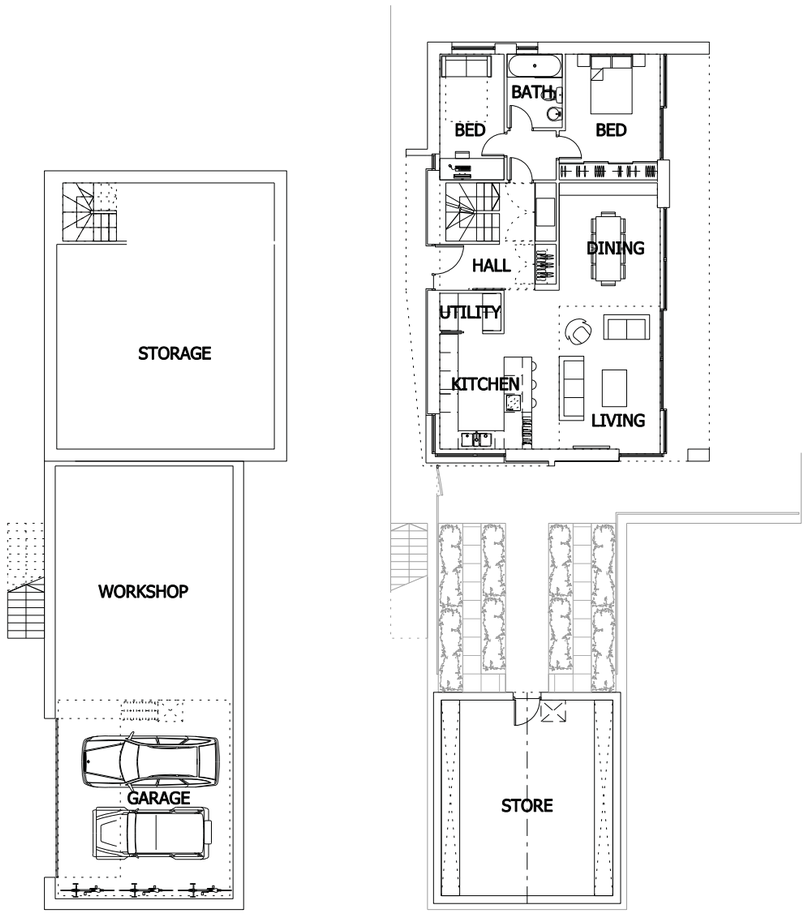
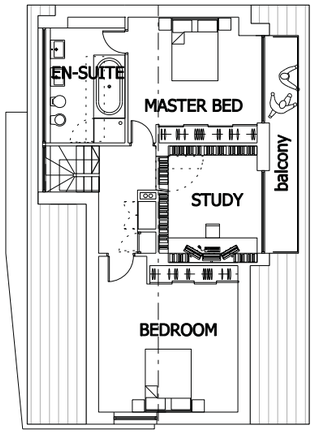
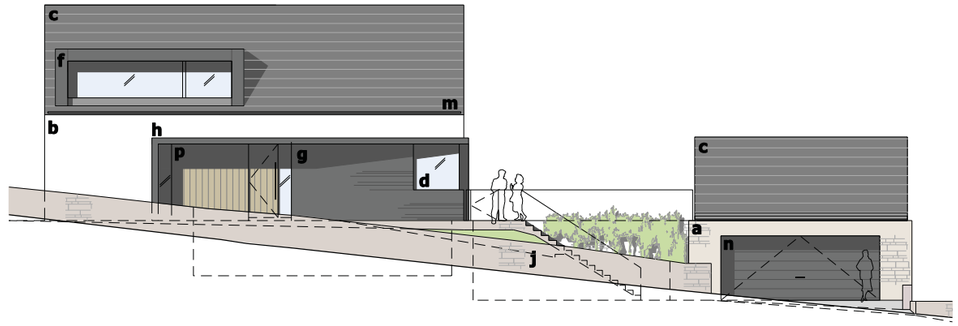


BASEMENT PLAN
(reduced height storage under house)

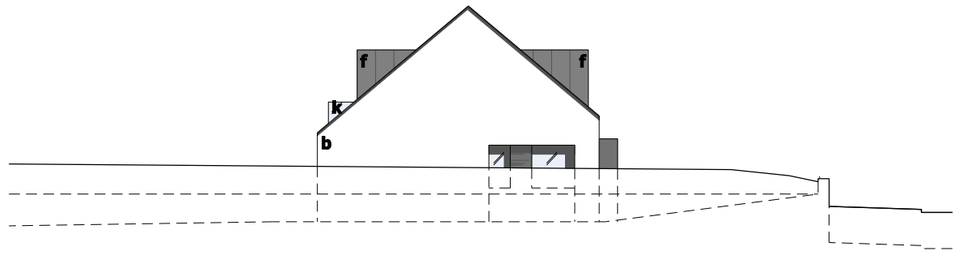
GROUND FLOOR PLAN



FIRST FLOOR PLAN

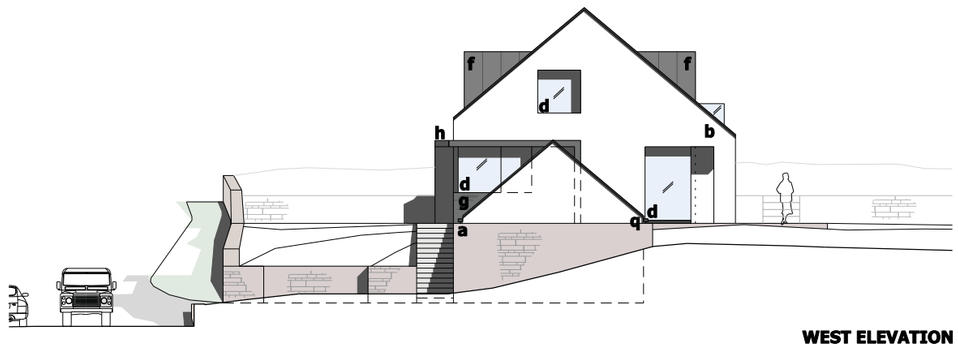


NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION

materials key

tumbled stone walling	**a**
off-white render	**b**
slate tiled roof	**c**
dark grey aluminium windows	**d**
dark grey zinc window surrounds	**f**
slate walling (horizontally coursed)	**g**
canopy over entrance door & window	**h**
existing stone wall retained	**j**
frameless glass ballustrade	**k**
recessed gutter	**m**
dark grey aluminium garage door	**n**
timber cladding	**p**

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revision notes

project	149 Long Lane, Charlesworth
client	Mr & Mrs D Stewart
job no.	0149
drawing no.	al(05)301
drawing title	Existing consent plans and elevations
drawing scale	1:200 @A3
drawing created	July 2013
drawing rev	P01

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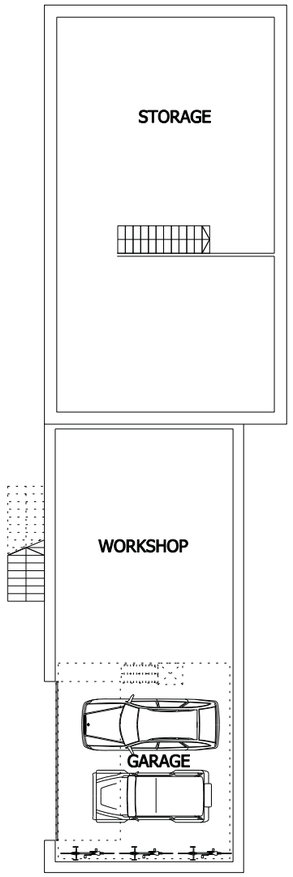
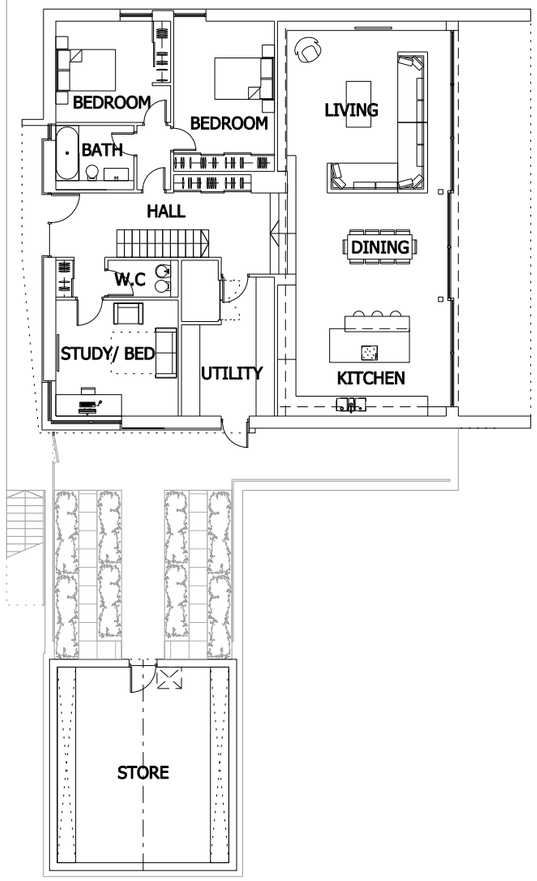
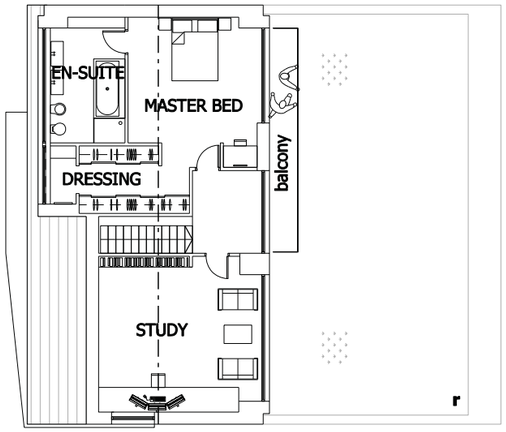


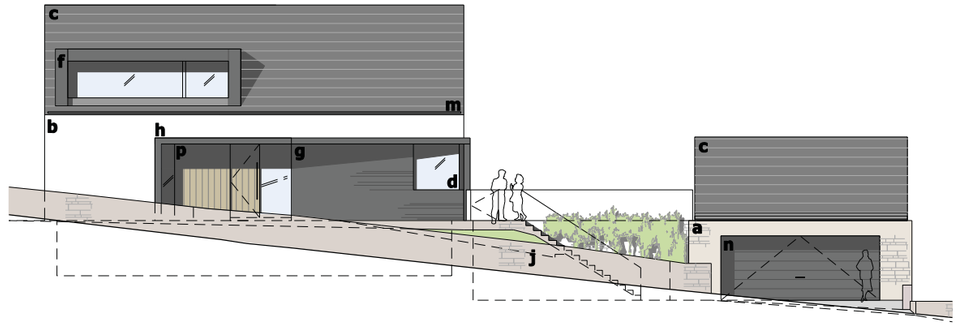
BASEMENT PLAN
(reduced height storage under house)



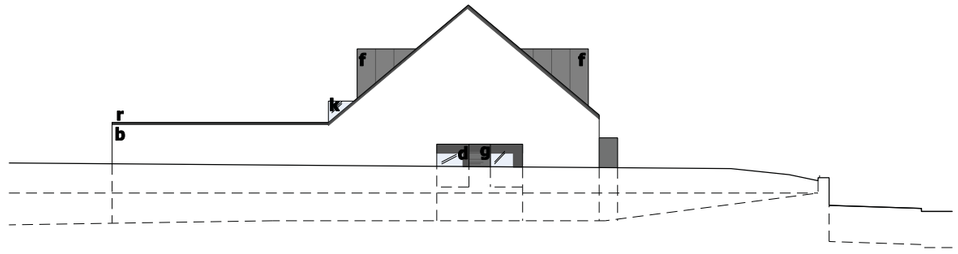
GROUND FLOOR PLAN



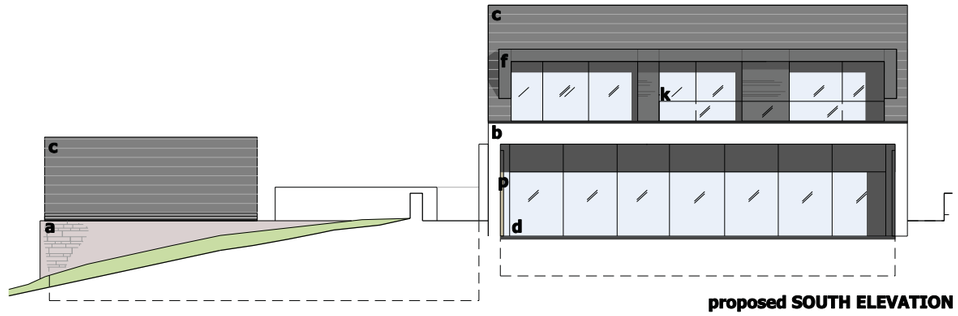
FIRST FLOOR PLAN



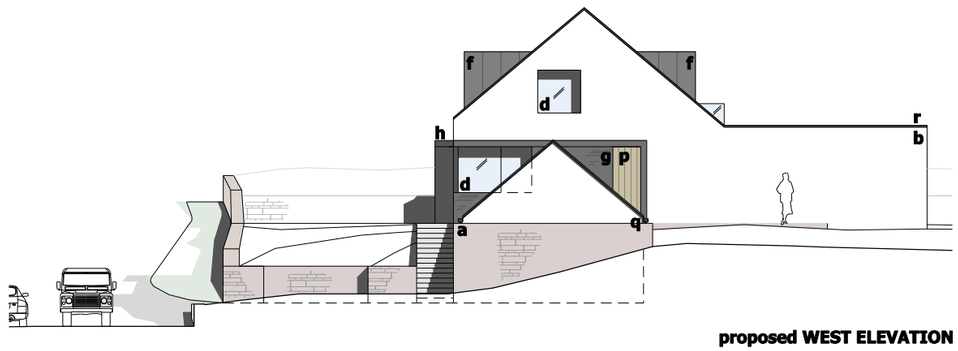
proposed NORTH ELEVATION



proposed EAST ELEVATION



proposed SOUTH ELEVATION



proposed WEST ELEVATION

materials key

tumbled stone walling	**a**
off-white render	**b**
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dark grey zinc window surrounds	**f**
slate walling (horizontally coursed)	**g**
canopy over entrance door & window	**h**
existing stone wall retained	**j**
frameless glass ballustrade	**k**
recessed gutter	**m**
dark grey aluminium garage door	**n**
timber cladding	**p**
flat roof	**r**

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revision notes

project	149 Long Lane, Charlesworth	**drawing title**	Proposed Permitted development: Larger Home Extension application
client	Mr & Mrs D Stewart	**drawing scale**	1:200 @A3
job no.	0149	**drawing created**	July 2013
drawing no.	al(05)302	**drawing rev**	P01

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