



Design Statement

2021
May

Yew Tree Cottage
49a Conisboro Avenue



This application is essentially seeking modification of detail given in the recently approved application reference 210156.

For this reason, this particular report is deliberately short but can be read with the original Design Statement submitted with that previous and now approved application for background, site detail etc., being in common with this application which responds to it. We have included that report as a supplementary document for ease of reference.

The amendments concerning this application to the approved 210156 scheme are as follows :

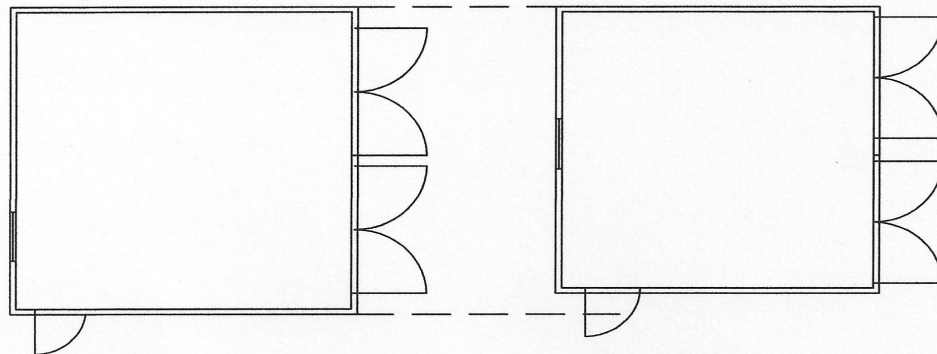
1. *Proposed Garage*

The revised proposal is smaller on plan now being 5.5 x 5.5m rather than the previously approved 5.8m x 5.8m.

Also, the proposed roof shape is different, now being a single pitch. The overall height at ridge line is slightly lower than the approved 210156 scheme.

The shed will remain constructed in a traditional cabin style, now with good quality shiplap boarding which will be dark-stained in the way of a traditional outbuilding. The roof will be finished in a roof-tile-effect Onduline product, red-brown in colour and will not be out of keeping.

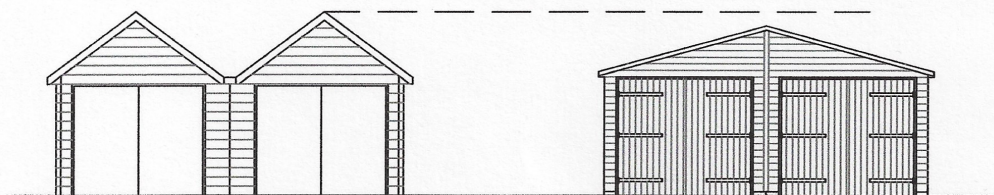
Garage Plan:



Approved version

The revised version
is smaller all round

Garage style:



Approved version

The revised version is
simpler and lower



2 *Side extension to the South of the house*

The revised proposal has removed the previously approved covered way along the South side of the house, reducing the overall scale of the scheme.

3. *Front area*

The revised proposal to extend the house at the front and East side is 30 cm further forward from the existing house than the approved scheme.

There will be no perceptible difference in appearance to the approved scheme in our view.

But this small dimensional revision, subtly improves the proposed kitchen layout and enables full width units to be accommodated all around as the following diagram indicates.

The proposed kitchen is larger than the existing but is still not all that large; and there is no separate Utility room. The accommodation of full width unit modules is therefore of significant benefit in the planning of the new kitchen.

Secondly and regarding the proposed BR4.

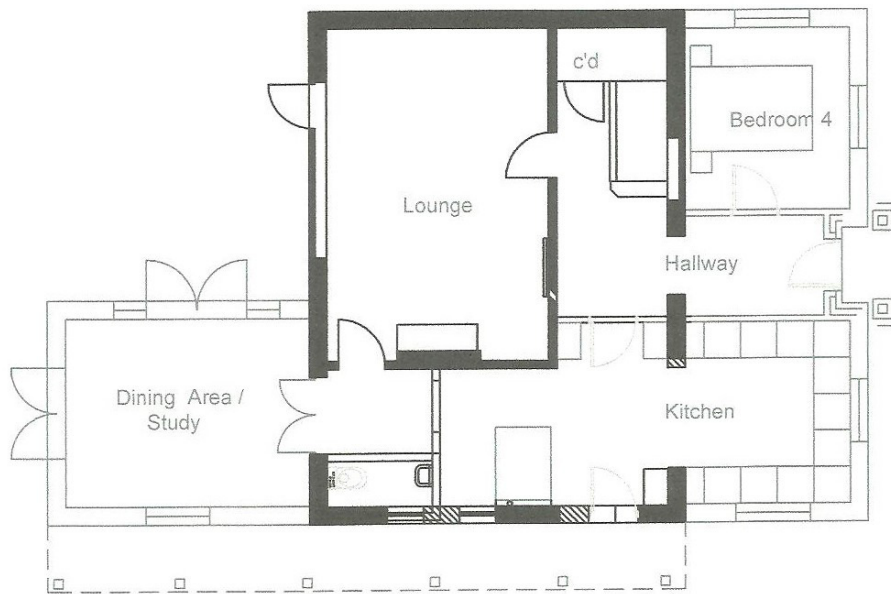
The inclusion of this room in the approved scheme is a significant improvement to the cottage, being a bedroom at ground floor level which in combination with the new ground floor WC, allows the house to accommodate older family members properly in particular.

On reflection, the small dimensional change will give space for a wheelchair to move around the bed more freely if need be for example; the space at the end of the bed is now proposed to be 90cm rather than 60cm in the approved plan.

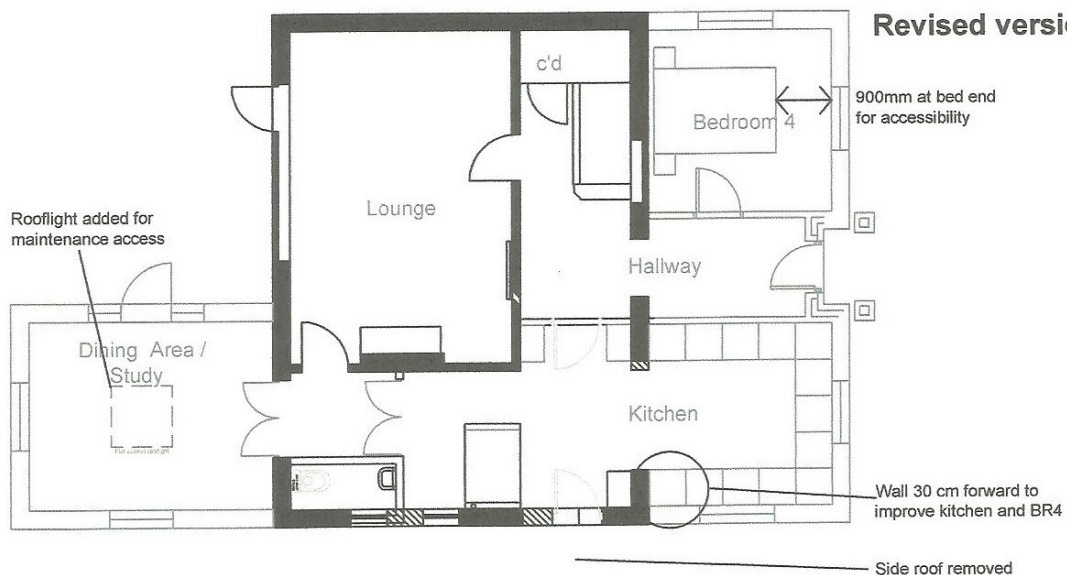
The new BR4 would now be 2.98m x 3.0m in the revised scheme - certainly not excessively large.

The following comparative diagrams illustrate these points :-

Ground Floor Plan Proposals



Approved version



Revised version



4. Finally, there are other detailed changes on the revised drawing accompanying this application, but these do not in our view, have relevance to planning policy.

A brick detail is drawn at the outside corners of the new work to bring interest; window frames are of a slightly different design at the rear proposal and now there is a maintenance-access rooflight and only one door proposed at the new Dining Room albeit that the scale of this room is the same as the previously consented scheme reference 210156.

Please contact me if further clarification is needed.

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