

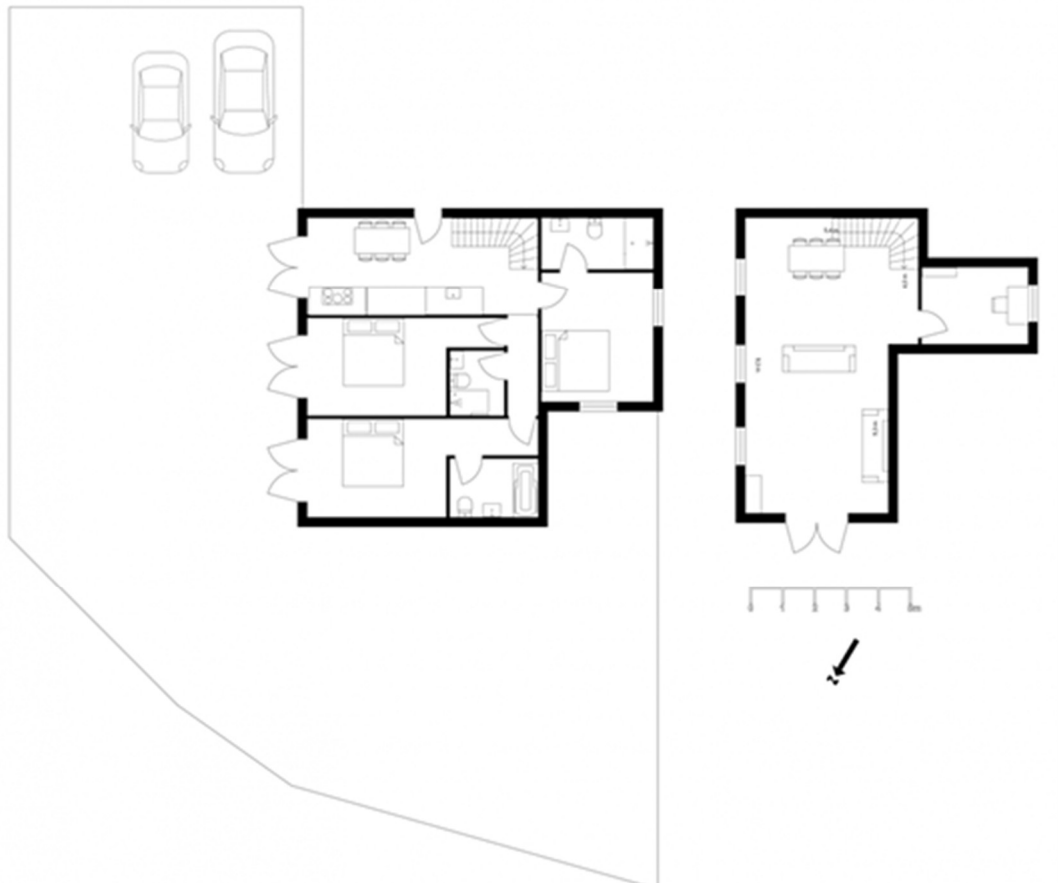
Lock House – Roof Extension

Design and Access statement with Heritage

Introduction

Lock House is a Grade 2 Listed building.

Planning consent DC/25/0037 and listed building consent DC/25/0038 granted consent for the building to become a 3 bedroom cottage per the attached floorplans.



The existing building was constructed in 2003 and is a storey and a half cottage style building with 2 No. dormers at 1st floor in the roof and a triple garage on ground floor with room behind. The building is clad in waney edged boarding. The building blends into the wooded site in which it rests.



Front elevation of existing building – proposed single storey extension set back from façade on right edge of this photo up against conifer.



View from raised lawn with swimming pool to cottage which is set down 1m at lower level from lawn. Extension is to be on left of photo with height at eaves of existing building.



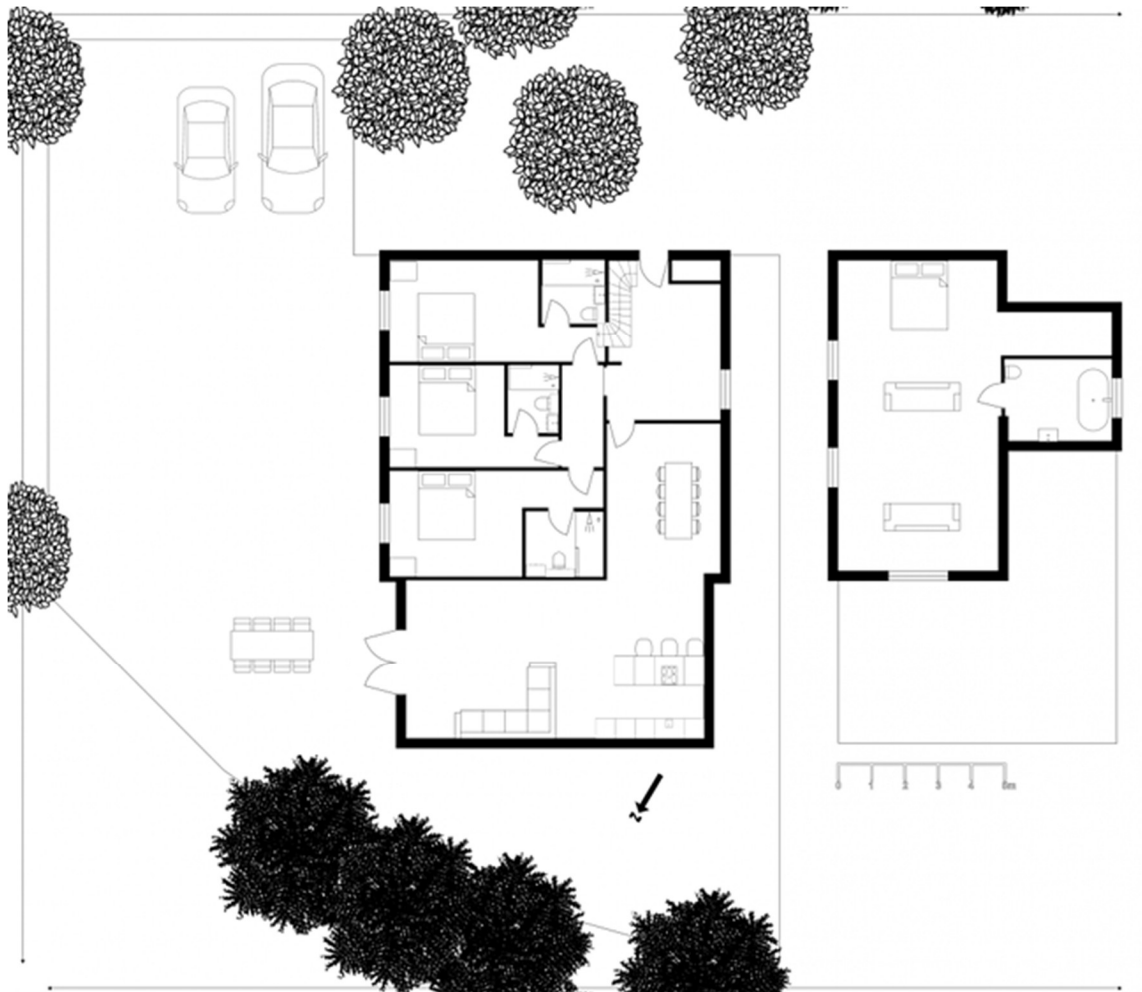
View of cottage from Porte Cochere of listed building demonstrating the degree of separation of the cottage by vegetation from the listed building. Proposed extension far side of existing cottage so hidden completely.



Long view of cottage on driveway of Lock House. Oaks and other vegetation hide location of extension on right side of existing cottage.

Proposal

A single storey extension is proposed to the cottage to make it a conventional house with living room and kitchen on the ground floor rather than the currently consented upside down house.



The proposed extension is set back from the façade of the existing cottage/garage block and projects into the lower garden level 5m with a depth of 10m.

In terms of accommodation the proposal results in one further bedroom but importantly creates a more typical house layout with a ground floor sitting room/kitchen.

The additional bedroom does will not result in any increase in traffic to the property and results in no harm to the listed building.



Water neutrality

Moving from the consented 3 bedroom house to the proposed 4 bedroom house increases the water demand but this is amply covered by the water credit remaining and the development therefore achieves water neutrality.

Traffic

The move from a 3 bedroom house to a 4 bedroom house will have no material effect on traffic generation.