

Design and Access Statement (Rev. B)

'Overstowe'
Bulldog Lane
Lichfield
WS137LN

Proposed Extension to Main House

The proposed extension to the main house at Overstowe has been designed to provide a multi-purpose communal space in a shell which is in keeping with the proportions and building style of the existing house and outbuildings. The proposed combined kitchen/dining and sitting area will benefit from plenty of natural light and it is planned to also utilise the benefits of sustainable heating and lighting from a ground/air sourced heat pump and discrete installation of PV and Solar heating panels on the hidden valley roof section of the existing house.

The shape, proportions and style of the proposed extension will mirror that of the existing house by reflecting the shape and proportions of the existing bay window and roof structure. We would look to use traditional materials (reclaimed where possible) for the external facing of the proposed work and in an architectural style in keeping with the rest of the property.

The proposed extension is designed to be subservient to the original house, and not visible from the street scene. Also in consultation with neighbouring property owners it has been designed to not affect their amenity and meets their general approval. Access to the overall property will remain unaltered.

It has been assessed by Gareth Hare (Arboricultural Officer for LDC), during a visit on 18th June 2010 as part of the pre-application consultation, that there are no trees or shrubs of note that are affected by the proposal.

Coach House Proposed Works

Due to the poor condition of the existing coach house structure which forms one of the connecting walls to the proposed extension, it is proposed that renovation of this building will take place along with the proposed extension. Re-roofing and replacement of window frames and some floor construction are necessary and it is planned to carry out this work around the addition of features that would make the upper floor into a suitable 'Granny flat' for a relative. This would incorporate a kitchen, lounge, bathroom, bedroom and spare room. Access is proposed from the rear of the coach house through a new entrance into a ground floor lobby/stairway area separate from the rest of the ground floor use which will remain as at present ie. garaging and for storage of gardening equipment etc. The proposed coach house roof work will encompass a dormer window in the proportions and style of those to the existing house roof, to provide light and air into the bathroom in a way that enhances this elevation. Additional roof lights will provide natural light to all other living spaces and will be discreetly positioned.

There is also the requirement for a new design to the infill area roof covering, as the existing all glass construction is vulnerable to damage from loose tiles from the roofs above. It is proposed to have a central roof light structure that will be set in sufficiently to avoid impact from loose tiles whilst still providing adequate light to the garage worktop area below.

Alteration Works to the Existing House

The proposed extension will enable some localised re-organisation to the existing house, with the existing 'kitchen' area being returned to its original use as a utility room (or scullery). Also, two small spaces of little functional use are to be combined as an entrance lobby area giving access to the new room (the extension) from the rear door to the property, and an additional window is to be added to an upstairs bedroom. It is also proposed to utilise an adjacent linked out building as a pantry, accessible from the kitchen/dining area via the previous 'passageway' between the coach house and the outbuildings. The outbuildings would be re-roofed and restored in keeping with their existing format and features and a lead surfaced roof acting, as a valley gutter would cover the link 'passageway' access to the proposed pantry.

In summary, the intention is to maintain the character and proportions of the existing buildings and restore aspects that have been unsympathetically altered in the past. An example is the rebuilding of the chimney to the coach house, which has previously been removed, replacing window frames in the same proportions, and sourcing missing features from reclamations specialists, such as ridge tiles and finials. Work to restore the main house has been ongoing for several years, and it is envisaged that this will be completed along with the proposed extension and coach house works.