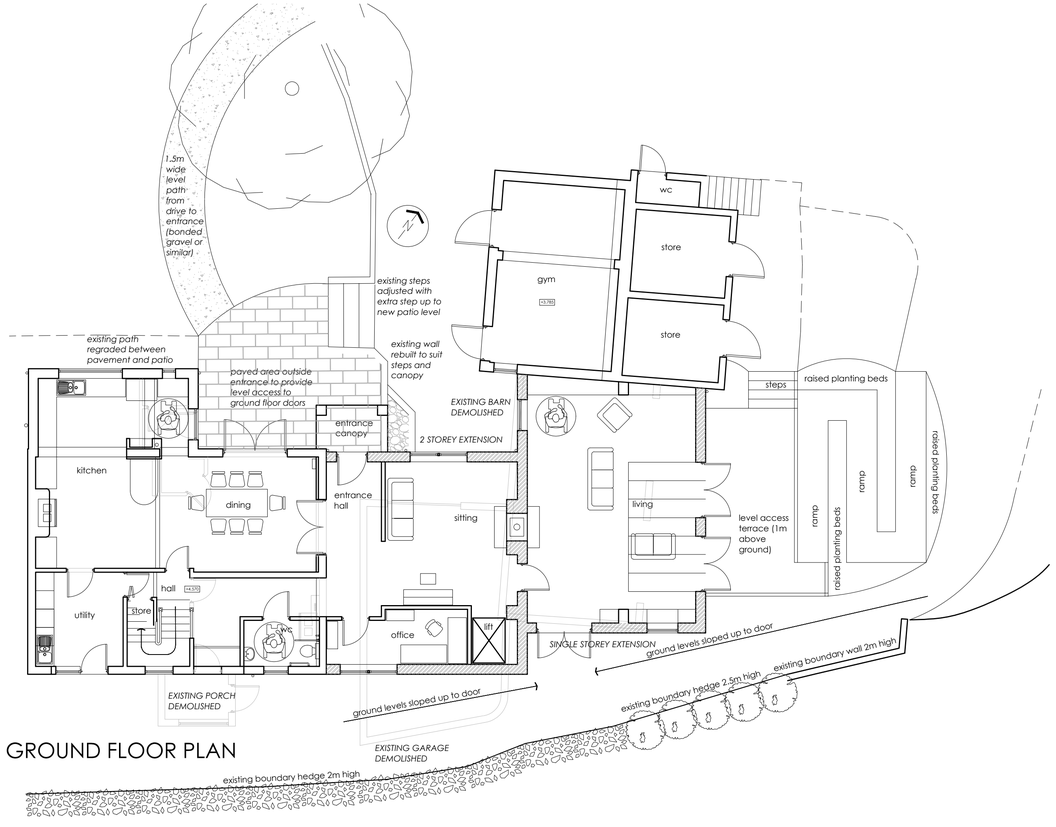
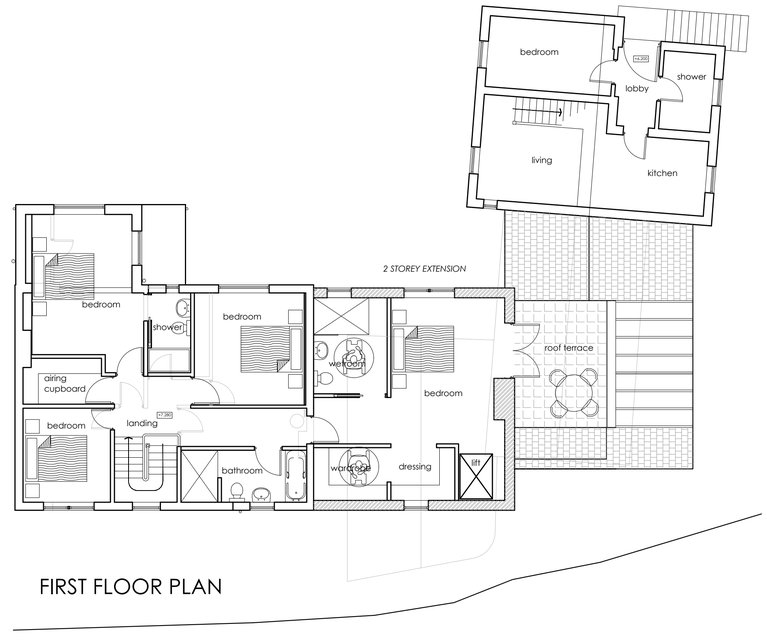


GROUND FLOOR PLAN



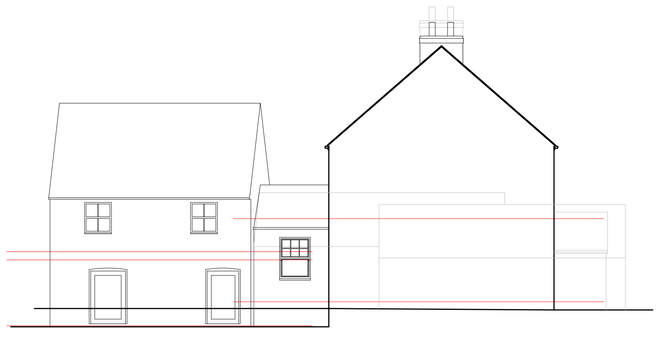
FIRST FLOOR PLAN

SOUTH EAST ELEVATION

NORTH EAST ELEVATION (RYE HOUSE)

NORTH EAST ELEVATION (GRANARY AND EXTENSION)

NORTH WEST ELEVATION



SOUTH WEST ELEVATION

PROPOSED MATERIALS

Existing house is rendered with red brick front extension and pantile roof.
The converted Granary is red brick with pantile roof.

The 2 storey extension is proposed to be red brick to match Granary.
The single storey extension is proposed to be white render to match main house.
Roof tiles to be pantile to match existing buildings.
New windows throughout main house and extensions to be upvc sash style.
New entrance canopy to have brick base, oak or stained timber frame and pantile roof.
Roof glazing to rear of single storey extension with powder coated aluminium roof glazing bars.
Roof terrace to be finished with tiled floor and small glass or wrought iron balustrade upstand.

DESIGN AND ACCESS STATEMENT

The existing garage and barn buildings and rear porch are to be demolished and replaced with 2 storey extension stepped down 0.5m from the main house roofline, and single storey extension to join up with the Granary, to reflect the original massing of the existing buildings.
The floor levels of the extension will be continuous with ground and first floor levels of the existing house to achieve level access throughout.
The first floor roof terrace will achieve easily accessible outside space overlooking fields behind house (the client uses a wheelchair and the house has been redesigned to maximise quality and accessibility of living accommodation to suit this).
The pitched roof to the south east side of the roof terrace will mitigate any overlooking towards the adjacent garden, with the existing Granary building providing similar limitations to view on the north west side.
There will also be minor alterations to existing windows and doors to suit the new layout and lower window cills to improve views out from a wheelchair height.
The new windows and doors are to be traditional in proportion and style to replace the existing modern windows, in order to restore the original character of the house, built in the 18th century.
Alterations to exterior landscaping to provide level wheelchair access and to interior of house to achieve level ground and first floor with platform lift for wheelchair access throughout dwelling and rear terraced area.

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Extension and Alterations to Rye House, High Street, Wroot

Proposed Plans and Elevations PITCHED ROOF VERSION

Scale: 1:100@ A1 | Date: March 2014 | 508/04