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61 Main Street
Saxby All Saints
North Lincolnshire
DN20 0PZ

OWNER'S STATEMENT IN SUPPORT OF PLANNING APPLICATION

The design concept for our cottage is generated by, and respectful towards, both the historic, and, the naturalistic, characteristics of Saxby All Saints. The cottage is located within the larger surroundings of the Wolds, benefitting from a prominent position in the village and potentially being an exemplary cottage of its type within the conservation setting. Having familiarised ourselves with the relevant Conservation schemes, plans and guidance pertaining to Saxby All Saints, it is our intention to ensure that the profile of the cottage enhances its surroundings, whilst maintaining a visually pleasing and charming exterior.

EXTERIOR VISION

We recognise that the cottage presently represents an archetypical, though time eroded, example of the architectural character of the village. Being of modest design and scale, the cottage appears to nestle within sheltering aspects of the hedgerows and trees, having yet unrealised potential to fold more gently into the undulations of the plot and the rising meadows beyond. These welcoming features deserve further development and enhancement, as it was the drama of the surrounding landscape that initially drew our attention to the cottage. However, a less desirable observation from the footpath is that, in its present form, the cottage stands diminutively, and unevenly, within the plot. The extension will endeavour to embed the cottage into the beautiful surroundings, being softened by sympathetic planting to the side elevations, with the aim being to absorb the cottage more assuredly into the landscape.

Our vision for the exterior of the cottage seeks to avoid creating a pastiche drawn from the wide-ranging architectural styles of the neighbouring properties, but rather, reflects a sincere desire to incorporate relevant cues from the historic properties in the village. Observed from the front, the house will appear neither slavishly old-fashioned, or overly contemporary, but will modestly complement features such as the colour washed appearance of tumbled bricks, subtle rendering, timber doors and windows and artisan brickwork. The materials used for the restoration and extension of the house will match or exceed the highest quality materials in the village. It is our intention to use locally sourced materials whenever possible, in combination with colours drawn from a local palette. Above all, materials will be selected for their gentle, honest properties that will reflect, and ultimately, weather into the natural landscape.

GARAGING AND DRIVEWAY

The plan for the extension incorporates the provision of garaging space/storage and access in the form of a driveway. The addition of a double garage is not only reflective of the realistic needs of everyday life but is also commensurate with the size of the proposed house/garden. Every care will be taken to ensure that the appearance of the garage compliments, rather than dominates, the frontage of the cottage through the selection of heritage style building materials and subtle exterior décor.

INTERIOR VISION

Our vision for the interior of the cottage comprises of an essentially classic design, utilising chunky oak detailing, rustic plasterwork and feature glazing, mainly drawing inspiration from 'heritage' interior styling. Ideally, we aim to achieve a balance between spacious and light filled living spaces, alongside purposely hidden libraries and niches. Spaces are envisaged to flow, and extend into the rear garden, essentially facilitating the indoor/outdoor lifestyle and proximity to nature. We anticipate that the proposed design will support our aspirations for retirement as we intend to live in the property ourselves. However sufficient space and modern comforts will also be required in order for family to visit therefore additional bedrooms and discretely placed bathrooms are a desirable feature. From an interior perspective, the planned living spaces need to be versatile enough to support a range of activities and family gatherings i.e. combined living, dining, open plan kitchen area.

DEVELOPMENT OF THE PLOT

The garden to the rear of the property will feature a naturalistic planting style, existing overgrowth removed and replaced with attractive planting schemes. The gardens to the front and sides of the property will be congruent with the naturalistic image of the village, offering generously planted drifts. The design of the garden will seek to optimise the existing, tiered levels of the garden, essentially leading the eye towards the rising meadowland beyond the plot.

SUMMARY

We are aiming to create a home that is inspired by its surroundings yet providing us with the space and comforts to enjoy the same. We are also aspiring to create a more cherished and self possessed property, graceful within the landscape, faithful to its origins.

