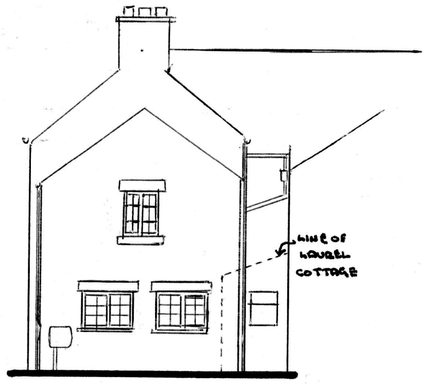


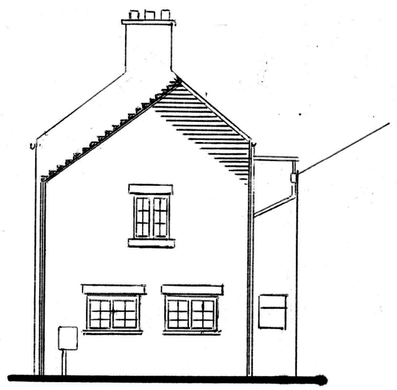
EXISTING FRONT ELEVATION



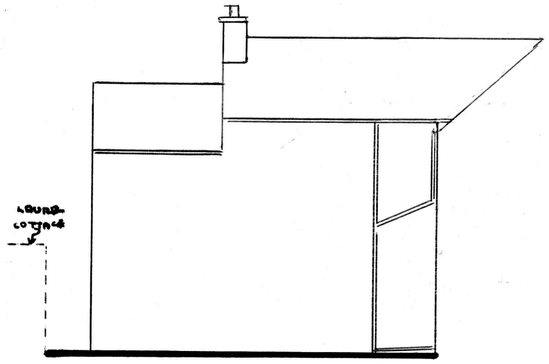
PROPOSED FRONT ELEVATION



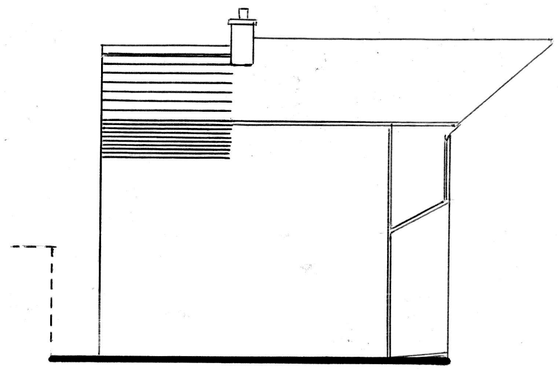
EXISTING VIEW from French Ln



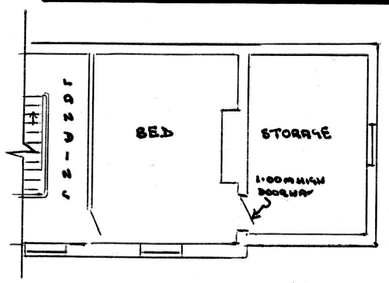
PROPOSED VIEW from French Ln



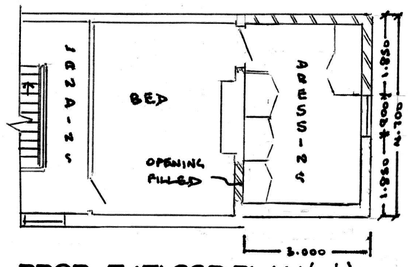
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXSTG F/FLOOR PLAN (pt)



PROP F/FLOOR PLAN (pt)

HERITAGE STATEMENT

PROPOSAL: - Raise Roof/Walls of side extension enabling first floor element to be used for Dressing Area

ADDRESS:- Fountain House,42, Church Street, Horsley, Derby. DE21 5BP

Introduction
This statement accompanies a planning application to raise the roof/wall levels of the subservient side element of 42, Church Street, Horsley enabling the first floor to be accessed through a standard door and be used as a Dressing Area off the main Bedroom.
Statement is in conjunction with associated drawings/documentation.

Location
The property lies within The Horsley Conservation Area on Church Street

Proposal
The first floor element of a subservient side extension is accessed through a 1.00m high door thus the area of approx. 2.75m wide x 4.20m depth can only be used for storage purposes. The proposal will give a more practical use to the space as a dressing area off the Bedroom.

Impact
The proposal will not impose upon the existing vista viewed from Laurel Cottage (to the rear) as there are no clear/openable windows to the rear of this property facing the application site.
There will be no increase to the footprint of the existing house.
An additional useable floor space of approx. 11.50m2 would be created on the first floor.

Ground Disturbance
As the proposal is to be built over the existing, there will be no ground disturbance

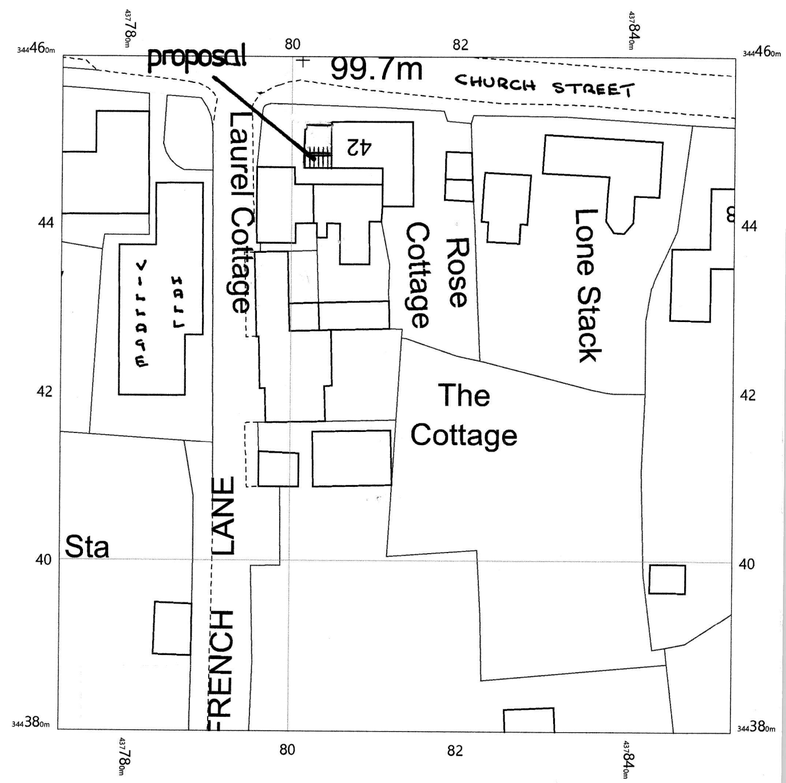
Design Considerations

- The existing extension is set back from the front face of Fountain House, therefore the roof will have a lower ridge height and the side element will remain in appearance subservient.
- Slates will be re-used on the roof
- Bricks to be sourced and to match existing
- Any new windows to be Georgian softwood windows with stone heads and cills.

Summary
The proposal reflects good design by conserving/enhancing the quality and local distinctiveness of the natural and built environment. The proposal respects the character of the locality in terms of the scale and nature of the development and neighbouring buildings, and the spaces between and around these buildings
The proposal whilst maintaining the original appearance of the property will ensure that the first floor element of a side extension will be brought to practical use

DRAWING FOR PLANNING PURPOSES ONLY

AMENDED PLAN - AUGUST 2021
1. FRONT EAVES HEIGHT TO REMAIN UNALTERED
REAR EAVES RAISED TO ACCOMODATE DOOR HEIGHT N'TD
PROPOSED DRESSING ROOM - AS PAUL WARREN SUGGESTION 3/8/2021



BLOCK PLAN

OS MasterMap 1250/2500/10000 scale
Monday, May 17, 2021, ID: BW1-00962907
maps.blackwell.co.uk

1:500 scale print at A4, Centre: 437813 E, 344420 N

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proposal
RAISE ROOF/WALLS (approx 1·000m) of Side Extension enabling First Floor to be used for DRESSING AREA

address
FOUNTAIN HOUSE
42 CHURCH ST
HORSLEY
DERBY DE21 5BP

applicant
Mr A HUMENKO

scales	date	drawing no
1:100 1:500	May 2021	1a