
Design & Access Statement 12 Gore Green Cottages, Gore Green Road, Higham ME3 7HU

Project Description: Single Story Side Extension

Compliance with Approved Document B (Fire Safety).

1. DESIGN STATEMENT – SIDE EXTENSION

This application proposes a small side extension to the existing rear outrigger at 12 Gore Green Cottages. The design has been carefully developed to respect the scale, character, and appearance of the existing property and surrounding cottages. The extension remains single-storey, modest in proportion, and fully subordinate to the main house.

External materials will match the existing building as closely as possible to ensure visual continuity. The roof form follows the existing outrigger geometry, maintaining a consistent appearance when viewed from neighbouring properties. No changes are proposed to the principal elevation, and the extension is positioned discreetly to the side, limiting any visual impact on the street scene.

Overall, the scheme is a simple, well-considered addition that enhances the functionality of the home while preserving the character of the existing building and the wider setting.

- Access to the property for firefighting and rescue operations remains unchanged and is compliant with Section B5 of Approved Document B.
- Firefighting equipment will have direct access to the extension via the main entrance and rear garden.

Construction Materials and Methods

- All materials used will conform to current British Standards and codes of practice.
- Contractors to follow all applicable fire safety regulations throughout construction.