

Access & Design Statement for

T894 – PROPOSED DISABILITY EXTENSIONS AND INTERNAL ALTERATIONS:

Shenstone, 13 Woodhouse Road, Hoyland, Barnsley, South Yorkshire, S74 9AW

Client/Owner:

Mr & Mrs Pickles,
8 Kirk Balk,
Hoyland,
Barnsley,
S74 9HU

Proposal address:

Shenstone,
13 Woodhouse Road,
Hoyland,
Barnsley,
S74 9AW

Proposal:

The existing detached dwelling is proposing disability adaptations and extensions in the form of a single storey rear extension, side extension and alterations to the levels of the existing drive to provide suitable access.

Design Use:

Ground Floor:

To create a wheelchair accessible entrance lobby, open plan kitchen / dining / family room, bedroom with wet room ensuite (bath and shower) and an external level access area to the house and garden.

Amount:

Total existing ground floor space removed (two garages): 36.73 sq m

Total new ground floor space (55.00 sqm of which is the new garage) : 142.71 sq m

Additional space over existing: 105.98 sq m

Privacy:

The proposals do not unreasonably impact upon the privacy of the neighbours; the proposed windows do not allow intrusive views through neighbouring windows or toward private garden areas.

Overshadowing:

The proposed extensions are sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

Dominance:

The proposed extensions do not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Driveways and Parking:

The existing site and parking arrangements are unaffected.

Private Garden Space:

The proposed extensions still leave sufficient usable private garden space for the enjoyment of the existing residents. There are large garden areas for family living with some flat lawn type areas with further hard landscaping in other areas.

The Site Layout:

The proposed extensions have been designed to relate sympathetically with their surroundings, the amount of open space and landscaping and the proximity of adjacent buildings.

Our proposals are of a residential nature and do not create amenity problems with regards to privacy, noise, smell or other nuisance and the privacy of existing adjacent building is ensured through separating distances between the proposals and the existing neighbouring dwellings.

Our proposals seek to attain appropriate levels of sun lighting and day lighting within the internal spaces. This is achieved with wider than standard windows in specific areas which do not face towards neighbouring dwellings. Private outdoor space is provided for activities such as sitting out, children's play, drying & washing etc.

The proposed dwelling will have a rear level patio area minimum 3m wide x 3m deep which is not overlooked by the neighbouring sitting out areas.

Views from the Dwelling:

The disposition of rooms and window sizes and shapes has been fully considered to be appropriate to their relationship to the spaces overlooked and their distance to other dwellings.

The Visual Impact on the Site and Neighbouring Properties:

The design will support local character and distinctiveness. We feel that the building design relates to what is valued about the area, the creation of good quality design.

Scale:

The scale of building supports local character and relates well to its surroundings. Good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it.

Environment and Sustainability:

The proposal creates a contemporary, energy efficient sustainable design which does not detract from the local character. Most of the buildings in the immediate area are different from each other; the local character is in the range of designs rather than a strong continuous street scene. The proposal sets to create a dwelling with high design and environmental standards.

Natural Light:

White walls, floors and large windows allow the natural light to flood into the building as the sun rotates throughout the day allowing the users the maximum light gains.

Energy saving bulbs:

The scheme is to have more than the 33% requirement for energy saving bulbs which last up to 12 times longer than normal bulbs and save £9.00 per year each on bulb in costs.

Insulation:

The building fabric will be over insulated which means it can benefit from savings of up to £200.00 per year on energy bills.

Low E Glass:

Sun light passes through the glass but the heat is blocked from leaving the room. Low E glass reduces heat loss by about 30%.

Low flush W/c:

All toilets are low flush.

Energy efficient Boiler:

The specified boiler which will be highly energy efficient will be oversized therefore at any one time it runs at only 60% capacity which in its self makes it more energy efficient.

Our Conclusion:

The scheme is considered to be one which responds positively to the site and its surroundings and ultimately provides for an interesting, attractive and sustainable additions to the existing dwelling.

Specific Access Issues:

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car parking: Two vehicles on the drive.	Planning and Building Regulations	Planning
Bus Stop: not affected	N/A	N/A
Train Station: not affected	N/A	N/A
Routes to entrance: Via existing access which complies with current building regulations.	Planning and DDA	Planning and management