

PAUL GOUDGE

Design

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PROPOSED DESIGN AND ACCESS STATEMENT FOR ALTERATIONS AND EXTENSIONS AT 23 - 25 CARR HEAD ROAD HOWBROOK

**For
MR G. VARNHAM**



TRAVEL TO SITE

The site is located on land to the side of 23 Carr head Road in the Howbrook area of Barnsley. The site is accessed via an existing vehicular access off Carr Head Road set back from the highway. The access formed from Carr Head road. The site is also accessible to the following local amenities.

Chemist located at Foster Way, High Green, Sheffield within a distance of 1 Mile

Post Office and convenience store also located within a distance of 1 Mile (High Green or Wortley)

Sainsbury's Local located within a distance of 1 Mile (High Green)

Large Asda, located in Chapeltown some 2.5 miles away

The M1 motorway J36 is easily accessible via the A616 . Trains can be caught at Chapeltown station to Sheffield Meadowhall and beyond.

THE SITE

The dwelling is located on Carr Head road in a popular residential area of Howbrook. The dwelling was previously two cottages that were knocked into one sometime in the past. The dwelling is in a state of disrepair and needs a comprehensive refurbishment to bring up to current living standards. The dwelling has a large disused garden with a side access path. The garden has not been well maintained in the past and is overgrown in parts. The site also has a public footpath running to the site frontage off Carr Head road. The existing dwelling is a semi detached cottage which is one dwelling incorporating No's 23 and 25. To the North is No 27 Carr Head road currently owned by the applicant, which is the last of the two cottages in the row. The existing dwellings are stone built cottages. No27 is owned by the applicant and is converted to a high standard.

This site and cottage is part of an on-going scheme of a new build dwelling that has been submitted as part of a separate application sub dividing the overall land and giving sufficient amenity space and off street parking for both dwellings.

To the south lies a row of newer dwellings as a mix of bungalows and two storey dwellings. Further south on this row a new dwelling is being constructed that was recently granted by Planning consent. The west lies open fields as part of the green belt and the east lies further traditional dwellings and Carr Head farm

BRIEF

The applicant resides in No27. An application is also submitted separately for a new dwelling with the curtilage of no 23.

Their intention is to purchase this property and land in which the new dwelling planning application is formed. The brief is to undertake comprehensive alteration, demolition of offshots and the siting of a new single storey rear extension. The refurbishment works are to make better and more usable space of what is available and to create a comfortable and efficient family home that will of course increase the longevity of the building.

This enables the applicant to develop the land to site a specifically designed dwelling for the applicant's personal as a self build, refurbish No 23/25 to use so they can reside in this cottage temporarily whilst the new dwelling is being constructed to give a more a more spacious property than present they reside in at present. The layout is of a traditional nature and positioned as not to cause any harm to the existing building. There is also a need to provide off street parking within the site and space will be made available alongside the cottage for parking 2 cars in tandem.

PLANNING HISTORY

The site has had no previous applications on it as far as we are aware, but prior to making this application.

USE

The end use of the dwelling is intended for the accommodation of the applicant and their family whilst the new dwelling under a separate application will be granted consent and constructed as the applicant's final residence.

AMOUNT

The internal layout of the dwelling has been reconfigured to make better use of space, cut back and remove semi derelict offshots to make way for a much more energy efficient extension and patio area.

LAYOUT

The dwelling has been set out to have a traditional feel with a kitchen / dining to one side. A through lounge allowing light from front and rear with direct access via folding doors to the rear patio and regarded / landscaped garden. The dining room and entrance hall open out onto the forecourt to the front via a newly constructed entrance porch. The entrance paths and the car forecourts have a slightly sloping gradient. The rear is to be a private grassed garden. The gardens will be stocked with new planting and existing trees pruned and managed. The boundary fences are 2000mm at the highest point to maintain private amenity space from the neighbouring properties and existing boundary hedges will be retained, reduced in size and managed where possible.

The internal layout is re designed specifically to improve layout, maximise space, improve circulation and to have a greater means of escape in the event of a fire by avoiding inner rooms that exist at present. The layout of the ground floor accommodates the current requirements of Part M of the Building Regulations with a new w.c. on the ground floor.

SCALE

The dwelling alterations have been designed to maximise internal space with very little alteration overall to the external facades. The design and materials is also shown to blend in with its immediate surroundings.

LANDSCAPING

The existing site is generally overgrown and un managed. Some low level trees and shrubs will be removed to improve the amenity. Supplementary planting will be sited to the rear garden of the dwelling in order to provide some screening.

Private amenity areas are to be paved at patio areas leading up to a lawned area to the rear. This will give a feeling of open space at the rear and create a blank canvas for the applicant to stock their own garden to their taste.

APPEARANCE

The Dwelling will have new extensions with new materials that shall match the existing. All materials shall match the locality. (See schedule of materials below)

ACCESS

The car parking areas directly to the side of the dwelling will be surfaced in tarmac. The drive will allow additional off street taken up by the siting of the new dwelling as part of a separate application. Parking areas will lead out direct onto the highway.

The entrance area will be lit externally by low wattage luminaires wall mounted adjacent to the doors along with some low level, low wattage bollard lighting down the drive if required.

INTERNAL CIRCULATION

The Dwelling has an entrance door of a minimum width of 775mm clear opening to the new porch. (Measured between door leaf in open position and opposing doorjamb.) Individual room doors shall be minimum 775mm clear.

The ground floor WC is positioned off the kitchen and meets the standards required to satisfy part M of the Building Regulations.

SOCKETS AND SWITCHES

All electrical sockets and switches and other appropriate equipment in habitable rooms are to be set at heights between 450mm and 1200mm from finished floor level. All electrical consumer units to be sited for easy accessibility.

MEANS OF ESCAPE

The means of escape has been provided in accordance with Part B of the Building Regulations by means of escape windows, smoke detection and a protected route to the outside air via the entrance halls. The assembly points shall be to the front of the building.

MATERIALS SCHEDULE

Facing Material

Random natural stone sawn back to match the style of the existing dwelling

Roof slates

Stone slate to all repaired roof areas as needed.

Redland Cambrian to the rear extension to suit the lower pitch

Heads and cills

All heads and cills to new opening shall either be salvaged or new to match the existing

Windows

Woodgrain UPVC and double glazed by Euro cell

Folding / sliding Doors

Woodgrain UPVC and double-glazed.

Purpose made UPVC. Windows and French Doors used throughout in woodgrain finish to client's choice. 2000g d.p.c's to cill, head and jambs. Opening lights to habitable rooms to be 1/20th floor area, part of which is over 1750mm above floor level. All windows to be double-glazed in low E glass, "A" rated and gap filled to give U Value of 1.4W/M² °C to BS 5713.

Entrance Door

Rockdoor elite series (or similar) cottage door in woodgrain to match the windows

This door gives a U value of 1.2W/M² °C

Fascia's and Soffits

Eurocell Black UPVC fascia's and soffit boards.

Rainwater Goods

Black UPVC Ogee profile gutters

Black UPVC rainwater pipes.

Paths and forecourt parking

Black Tarmac to the drive and path area highlighted on site plan. Tarmac to be the type that will run off to the adjacent planting areas or rain garden.

Rear Patio

Yorkstone or buff paving slabs with Geofix or similar permeable jointing compound draining into adjacent grassed lawn area.