

Erection of a two storey side extension, single storey rear extension and demolition of existing single storey rear extension and detached garage at no 69 Wood Walk, Wombwell, Barnsley, S73 0NB.

Introduction

This design and access statement has been prepared on behalf of Mark Taylor, in support of an application for planning permission for alterations and two extensions to 69 Wood Walk S73 0NB.

Brief

The client asked us to assess the potential for expanding the property and modifying the layout to make the space more practical for family life. Additionally the scheme should connect the garden and wood at the end of the garden better to the living area and house as a whole.

Existing history and context

The existing property is a semi detached house located on the south side of Wood Walk Ave; it comprises of a 2 storey house constructed from red brick with concrete roof tiles. The existing single storey rear extension is constructed from red class B engineering bricks (this is a different brick from the original house), the rear extension currently has a flat built up felt roof.

It is understood that the property is not listed or within a conservation area.

Over the years properties within the immediate context of the street appear to have been altered, extended and adapted from their original form; the adjoining neighbour at no 71 was granted planning permission several years ago for a double storey rear extension, the full width of their existing house, and extending 3.5m out from the rear of their property.

In our case a double storey side extension and single storey rear extension is more appropriate.

Design

The proposed scheme is to demolish the existing single storey rear extension and single detached garage and to erect a double storey side extension and single storey rear extension the full width of the property and extending 3.5m out into the back garden, the same projection as the neighbour's extension.

The side extension is to sit within the properties boundaries stepping back from the original facade of the house; the ridge of the roof for the proposed side extension will also sit lower than the ridge of the existing house, these key principals emphasise the subservience of the new build to the existing property. The eaves height and detail of the proposed side extension are in line with the existing property, the proposed windows in the side extension will also align with those in the existing house. The new windows will use stone lintels above them to match that of the existing. The North East elevation will contain one skylight in the roof providing bedroom 4 with as much natural daylight as possible. Bedroom 4 will have a vaulted ceiling to connect the bedroom with the skylight, by using a skylight it means that no windows will be needed in the north east elevation and therefore there will be no windows overlooking the neighbours at no 67.

The proposed scheme for the rear extension will replace the existing one. The new extension will sit 150mm further back from the boundary than the existing, this will allow the extension to sit more comfortably with the adjoining property and not to impose or overwhelm the existing house. The proposed scheme includes a large glazed opening looking onto the garden; this will better connect the living spaces to the garden and wood, whilst also letting in plenty of natural daylight. The new skylight within the extension roof will ensure that the interior of the main house is naturally well lit. By removing interior walls the proposed scheme will create a large and flexible living space for the family.

Appearance and materials

The side extension is designed to be in keeping with the aesthetics of the property from Wood Walk Avenue. The rear extension, as a contemporary addition is designed to complement the house and its surroundings rather than compete with it, see rear elevation drawing no PE/01/13.

The rear extension is designed to bring the wood at the bottom of the garden down towards the house, better connecting the property to its immediate context and surroundings.

Side extension materials:

The walls of the side extension will be brick to match the existing house.

The roof of the side extension will be concrete tiles to match the existing house.

All new windows in the side extension will be double glazed, white UPVC units to match the existing house.

All fascias, soffits and gutters will match the existing house.

Rear extension materials:

The walls of the rear extension will be finished in both sand and cement render, painted white and western red cedar cladding. The white rendered walls will provide a junction between the western red cedar and the existing red brick of the house. The western red cedar will better link the house with the garden and the wood at the bottom of the garden, therefore grounding the property better within its context and surroundings.

The roof will be flat and finished with green sedum matting, consisting of alpine and wildflowers. The roof will also link the garden and woodland to the house. The roof will also have a double glazed roof window measuring 3x1m; this will allow natural light to flood the interior of the house.

The rear bi-folding doors and single door to the utility room will be made from narrow metal frames powder coated in grey and finished with double glazing.

Use

There will be no change in the residential use of this family home.

Amount

The proposed side and rear extensions extend the house by a total of 41sqm to the ground floor, 9.2sqm of this is replacing the existing rear extension. The proposed scheme extends the first floor by 15sqm.

Scale

The side extension sits within the existing boundaries, and is stepped back from the existing front elevation of the house, so will not feel overwhelming to the aesthetics of both the property and the existing street scene. The roof line is also lower than that of the existing house.

The rear extension will not be visible from the front of the house due to timber fencing and planting. The rear extension will not come out any further than the neighbours extension at no 71 (3.5m) so will not be imposing to them. The extension will also be barely visible to the neighbour at no 67 due to the use of timber fences and planting.

The proposed rear extension will extend out slightly more than the existing one to match that of the neighbours at no 71. The finished roof height will also be slightly higher than the existing, this is to stop the extension appearing engulfed by the neighbours existing double storey extension.

Layout

The addition of the extensions will considerably improve circulation on the ground floor, which will be laid out as an open plan living/dining/kitchen area with direct access to the rear garden. There will also be a new study, WC and utility in the side extension, these rooms will better facilitate the family.

The first floor will allow the existing small single bedroom to become a double bedroom and a new 4th bedroom to be added, it will also allow the existing bathroom to be enlarged making it better suited for a family.

Landscaping

The area to be covered with the new extensions is currently hard landscaped. The rear garden will be re-landscaped directly outside the new rear extension, providing seating and planting. The rest of the rear garden will remain; no trees or planting will be disrupted.

The front garden will be hard landscaped to better suit an additional off road parking space, there will also be flower beds instated around the boundary. The existing boundary hedge between no 69 and no 71 won't be touched.

Energy and efficiency

Large glazed areas looking onto the garden are proposed to maximise natural light and ventilation. The skylight in the rear extension will insure that the interiors are naturally lit during the daytime. The glass doors in the south east elevation will be sheltered by a small roof overhanging to insure that the interior does not overheat during the peak summer period.

The skylight in bedroom 4's vaulted ceiling will maximise the potential daylight, and do away with needing windows in the side wall overlooking the neighbours.

By super insulating the roof and external walls both the side and rear extensions will be highly efficient overall in terms of energy use, coming above the requirement for building regulations. The grass roof on the rear extension will not only be a good insulator, but will also help in attracting wildlife.

Access

As the proposed scheme does include the demolition of the existing garage and the new side extension to extend over part of the drive more room will be made at the front of the house for off road parking.

The drive down the side of the house is currently not of sufficient width to allow a car down easily and therefore the owner of the property currently doesn't park down the side of his house or in his garage, instead him and his partner park both their family cars on the drive and lawn at the front of the house. The proposed scheme is for the front of the house to be hard landscaped to accommodate both cars comfortably. The new proposed parking arrangements will not affect access to the main road or the properties current boundaries, the space at the front of the property for parking will measure 8.4x7.7m, this is more than enough sufficient room to park two family vehicles without overhanging the pavement, please see drawing no PSP/01/13.

Ecology

No adverse impacts are envisaged in terms of ecology.

Flood risk

The property is not within a flood risk zone.

Summary

We believe the application should be granted planning permission as:

1. The side extension represents a proposal that is in keeping with the existing house and street scene.
2. The rear extension represents a sensitive, contemporary addition to the main house which respects the existing built fabric and the surrounding landscape and context.
3. The proposal significantly improves the building, in terms of layout and accessibility as family accommodation.