

# DESIGN AND ACCESS STATEMENT

## PROPOSED EXTENSION AND ALTERATIONS

### HILLCROFT, CAWTHORNE LANE DARTON, BARNSELEY



**Photo 1** *Front south facing elevation to Hillcroft*

Job No. 2019 / July 2012

#### **1. Existing Dwelling**

The existing dwelling is a three bedroom detached building on a south facing slope situated off Cawthorne Lane. The dwelling is essentially a bungalow with a steeply pitched roof that has been modified in the past to provide first floor bedroom accommodation.

The building has a large garden area which contains a separate outdoor swimming pool situated to the south of the main building.

There is a detached garage and parking area to the east of the building and served by a driveway from Cawthorne Lane.



**Photo 2** West facing Gable elevation with paved car parking forecourt. The property has level access from the driveway. The proposed extended driveway will be taken to the left and down the back to a car port. The proposed extensions will largely be hidden from view from this side of the property.

## **2. The Proposal**

The property is being purchased on behalf of a severely disabled young lady. A separate statement is being submitted as part of the application setting out the level of disabilities that Isabella suffers and the level of care that is required and how this relates to the proposed extension.

A search for a suitable property for Isabella's needs has been carried out over an extensive period of time. This property was found after a long search and its level access and mainly single storey accommodation were the main reason for proceeding with the purchase.

Whilst the existing building fulfils the initial requirements there is a requirement for a specialist bathroom and bedroom for Isabella's needs which can only be met by extending the building. Because of her needs and the level of care required both during the day and at night a carer's room has been provided adjacent to Isabella's bedroom. The carer's room will provide bedroom accommodation with an en suite and an adjoining kitchenette within the proposed extension.

An area is also required for Isabella to have therapy and exercise as part of her daily care regime and a therapy room has been provided next to Isabella's bedroom.

The plans also show modifications to the existing layout to widen door opening sizes to accommodate an electric wheelchair and a wheelchair store has been included to meet the requirement for storing the different wheelchairs required to meet Isabella's needs.



**Photo 3** *East facing gable elevation onto which the extension is to be added. The level lawn area is set down from the floor level land only minimal excavation will be required. The general slope of the land and the essential single storey nature of the building reduce any overshadowing of neighbouring properties.*

Externally the car park and access area are to be extended to make access and egress from the site easier. The driveway is to be extended down the north side of the property to a new car port where unloading and loading into a vehicle can be carried out in wet weather. The sheltered car port provides access into the property and to Isabella's rooms.

A retaining wall will be required where the car port and back of the extension are formed as the land slopes from the rear of the property up to the northern boundary.

Whilst the driveway is to be extended it is expected that there will be a requirement for carer's vehicles, access for family vehicles as well as Isabella's transport needs and we have been asked to consider access for a doctor to visit.

Due to the number of vehicles and the requirement for access for potential emergency situations a second parking area has been created to the south situated immediately off Cawthorne Lane. This area will be used for parking the carer's vehicles, which will only be moved at the beginning and end of each shift. Additional vehicular movements will therefore be minimal. However good access is required for critical situations where medical staff need to attend and the second car parking area is required to avoid vehicles parking on the highway.



**Photo 4** *Rear garden area facing north showing existing retaining wall to garden. The edge of the lawn is the approximate line of the new retaining wall. The position of the car port will be towards the foreground of the photograph.*

### **3. Design Principles**

The design has been carried out to meet the specific requirements of a severely disabled as set out in the detailed assessment included with the application documents. We are also aware that this is a relatively prominent site and the extensions has been designed in keeping with the scale and features of the existing building and its surroundings.

The vehicular access to the building has been extended around the back of the building where it is proposed to have a new car port. This will allow for loading and unloading Isabella and her wheelchair during all weathers. This is a lengthy process and care has to be taken not to allow prolonged exposure in extreme conditions. The access to Isabella's facilities is directly from the car port into the extension.

The new access will require reductions in the sloping ground to the rear of the property and the installation of a new retaining wall approximately 1500mm high slightly further over than the existing 900 mm high retaining wall.



**Photo 5** *Showing the gable end of the existing building to be extended and the line of the swimming pool to the right of the photograph.*



**Photo 6** *Showing the view from the front of the house looking south down the front garden with the conservatory to the rear of the detached garage visible to the right of the photo. The area beyond this is to be used for the car parking spaces for the carers' vehicles.*

#### **4. Conclusion**

The proposed extensions are required to meet the essential requirements of a disabled person providing carers accommodation as well as meeting the day to day needs of a disabled person.

The extensions are to an essentially single storey building with rooms at first floor level within the roof void.

The ridge line to the proposed extension has been lifted above the existing ridge to provide a feature gable as a design statement to bring unity to the overall appearance, which presently is interrupted by two unequal and prominent dormers.

The extension is set on the opposite side of the building to the public highway and visually will only be seen at a distance away further down Cawthorne Lane. Its single storey appearance is in keeping with its surroundings and enhances the appearance of the host building.

The site is a large site and capable of accommodating the proposed extension without impacting on the privacy of neighbours or creating any overshadowing.

Whilst additional parking is being provided the traffic movements will overall be no greater than from a family living at the accommodation with the normal flow of visitors.