transform|architects...

Access & Design Statement for T583– PROPOSED SINGLE STOREY REAR/SIDE EXTENSION: 5 Tivydale Dale Drive, Cawthorne, Barnsley, S75 4EN.

Client/Owner:
Mr & Mrs Carbutt
Hollyhock Green,
Cawthorne,
Barnsley,
S75 4AW

Proposal address:
5 Tivydale Dale Drive,
Cawthorne,
Barnsley,
S75 4EN.

Proposal:
The existing detached property is a two bedroom, single bathroom bungalow with an attached single garage, which we are proposing to add a single storey flat roof infill extension to the rear and a pitched roof to cover the existing flat roofed garage and convert it into habitable space. The property will still be a two bedroom property but with an additional bathroom and utility areas. Externally we are proposing a change of materials.

Design:
Use:
GROUND FLOOR:
Rear infill flat roof extension;
The extension is to add a new dining space

Amount:
To add:
Ground Floor Plan:

1. The infill extension is:
    a. Total: 8 sq m

Layout:
The proposed extensions to the existing dwelling have been designed not to overlook neighbouring dwellings, maximise private and public spaces and to give the users and visitors a fantastic architectural experience both internally and externally but most importantly be a home.
Below are some notes that demonstrate how the site and building layout has evolved to give full understanding of; public and private spaces and how we reduced the visual impact of the building on neighbouring properties

1. **The site layout**
   The proposed rear infill extension is designed to minimise its impact on the existing site layout. The existing front garden is still a good size and the front elevation is enhanced with the addition of the entrance porch and material changes.

2. **The site layout public and private spaces**
   The barrier between public and private is created by the building itself creating a physical barrier between the rear access and the front garden. The front garden being public and the rear garden being private.

3. **The building public and private**
   The proposed alterations and extension are to create bigger, brighter and more functional spaces..

4. **Views from the dwelling**
   The site proposal is orientated towards the private rear garden.

5. **The visual impact on the site and neighbouring properties**
   The neighbours to either boundary should have no detrimental impact on their properties due to the location of the new extensions in relation to the neighbouring properties.
   No other neighbours are affected.

6. **The visual impact on the building façade architecturally.**
   The extension is to be finished in timber composite (wood looking boards) to the front to contrast and complement existing context. The windows and doors are to be in finished in grey on the rest of the dwelling. The overall impact will be a contemporary style makeover.

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. We have produced an extension which holds the same character of the original existing dwelling with a contemporary twist. The proportions and change in materials help to minimise the overall scale of the building.

Landscaping:
The landscaping is unaffected.

Appearance:
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. We believe that the site will look fantastic and will delight and inspire people.

Sources

We have referred to:
- City Council's Disability Design Standards
- Taken advice from the local building control surveyor and used as our main source of reference the standards in Approved Document Part M (2004) in so far as it is relevant.
- Referenced highways standards.

Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car parking: All parking is off the road and there will be provision for two parking spaces within the site boundary.	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