

Client: Mr D Wood
Project: Domestic Extension and Remodelling of
Moorland View, Hazlehead, Crow Edge, Sheffield. S36 4HJ



Our Ref: AYH - 043
Date: October 2009

Design & Access Statement

1.00 INTRODUCTION

- 1.01 This Design & Access Statement is submitted to Barnsley Metropolitan Borough Council on behalf of Mr David Wood, in support of a planning application for the refurbishment, remodelling and extension of Moorland View, Hazelhead, Sheffield submitted online on 14.10.09.
- 1.02 House builder planning approval is sought for the remodelling and extension works.
- 1.03 Moorland View lies within the Barnsley green belt area, due to this pre planning advise was sought prior to this submission.
- 1.04 Pre planning advise was sought via email to developmentcontrol@barnsley.gov.uk on 4th September 2009. Pre planning advise was received via telephone on 21st September we were advised that the proposals were agreeable on principal and that they were happier now that the proposed development was to be to the rear of the property.
- 1.05 The site is occupied by a small dwelling house, built circa 1930, with associated garden.

2.00 DESIGN

- 2.01 The proposal for Planning Approval is to carefully demolish parts of the rear wall and construct an extension to the rear of the property at ground and first floor levels.



- 2.02 The proposal seeks to provide an enlarged, contemporary kitchen space and living space and increase the number of bedrooms in the property.
- 2.03 The design is such that the development can be achieved by causing minimal impact to the front elevation, with the only visible amendment to the front façade being the introduction of a front porch and removing 1 No. door and replacing with a window to match existing.

3.00 USE

- 3.01 The proposal is for the improvement and enlargement of an existing residential family home. The client envisages living in the property for many years, and improvements made now will

alleviate the need for future relocation and the costs associated with such a move. In providing three bedrooms this will allow each of the children a separate bedroom. One of the children has learning difficulties. This will considerably improve the families quality of living.

4.00 AMOUNT

4.01 The extension essentially enlarges the kitchen and after some rearrangement of the first floor plan, provides three bedrooms rather than two.

4.02 The application will increase the gross floor area from an existing 92m² to a proposed 127.4m². This represents a net increase of 35.4m², a 38% enlargement of the property.

5.00 EXTERNAL LAYOUT

5.01 The proposed scheme will retain the previous parking provision within the cartilage of the property.

5.02 Externally the impact is minimal, due to the large are of the front and rear gardens.

6.00 SCALE

6.01 The length of the building is unchanged however the width has increased due to the extension to the rear of the property. The height has been raised slightly in order to continue the existing form of the roof over the extension.

6.02 Although the overall floor area of the dwelling is proposed to increase by 38%, evidence of this increase from the front of the property is not apparent.

7.00 APPEARANCE

7.01 The design of the extension is intended to integrate seamlessly with the existing building.

7.02 The palette of the proposed materials, stone, glazing, roofing material and timber windows and doors are to match with the existing building in colour and fabric.

8.00 SUSTAINABILITY

8.01 All new built elements will be constructed to current Building Regulation criteria and will not be of detriment to the existing building.

9.00 ACCESS

9.01 Access to the building will be improved by earlier more accessible stairs and corridor areas. The front entrance area will also be improved and an extra/larger bedroom is to be created particularly for the child with learning difficulties.