

PROPOSED EXTENSION & ALTERATIONS AT 5 LOWER COLLIER FOLD, CAWTHORNE

DESIGN ACCESS REF :DAS01A, DATE : DECEMBER 2021

1.ASSESSMENT

1.1 Physical Context

The site is located off Darton road in Cawthorne at 5 Lower Collier Fold which is a small cul-de-sac serving 6 properties on the easterly edge of Cawthorne's conservation area.



The site has an area of 845m², is surrounded on 3 sides by residential dwellings & to the North by open countryside overlooking fields.

The existing buildings surrounding the site are an eclectic mixture residential properties with various external wall finishes from natural stonework, pebble dash, render and even timber boarding, roof finishes are primarily natural stone work and blue slate.



No 3 & 4 Lower Collier Fold.



No 1 & 2 Lower
Collier Fold.



No 29 Darton Road.

The existing dormer bungalow was built in late 1960 has brick work walls, concrete roof tiles & tile hung roof dormer with flat roofs, it has a mixture of window styles and colours and has been referred as the ugliest house in Cawthorne which the applicant feels is fully deserved.

The property while serviceable looks to have been neglected over recent years and is due for refurbishment and modernisation.

At the front of the property are two car parking spaces and to the rear a garden area that looks over the field at the back of the property.



Front & Side Elevation 5 Lower Collier Fold



Side Elevation From Access Road



Opposite Side Elevation



Rear Elevation 5 Lower Collier Fold

1.2 Social Context

The proposed works will provide the applicant with a modern open plan living, provide additional / usable floor space and head height at first floor and reduce overlooking to the surrounding residential properties.

The client has provided the surrounding properties with copies of the proposal drawings for comment and all are in favour of the works.

1.3 Economic Context

The proposed conversion will provide work for local trades person whilst we understand this is not major works, small projects keep small builders and tradesmen working.

1.4 Planning Policy Context

The proposed extension works will not harm or impact the conservation area (Listed Buildings and Conservation Areas) Act 1990.

1.5 Environmental & Ecological

No flood risk area's are highlighted on the flood maps, No protected / priority species has been observed by the owners.

There is no evidence of any mining subsidence on the site or buildings.

Site contamination is unlikely as the site has been used as a dwelling for many years.

1.6 Structural

A visual inspection of the existing property shows it is in good order and maintained, no structural issues could be seen.

2.0 Involvement

The proposed works will not directly affect any of the neighbouring properties and will alleviate existing overlooking from the firstfloor bedroom.

The client has consulted with his neighbours and they are in favour of the proposed development.

3.0 Evaluation

The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to influence the design process discussed further in the remainder of this statement.

4.0 Design

4.1 use

The existing building is a two bedroom dormer bungalow in the conservation area of Cawthorne. The proposed works consist on opening up the ground floor layout and erect two extension's, a single storey side extension to be used as kitchen area and a 2 storey rear extension which will provide addition lounge area at ground floor and provide additional space at first combined with lifting of the existing eaves to provide an additional bedroom , en-suite & dressing room & balcony.

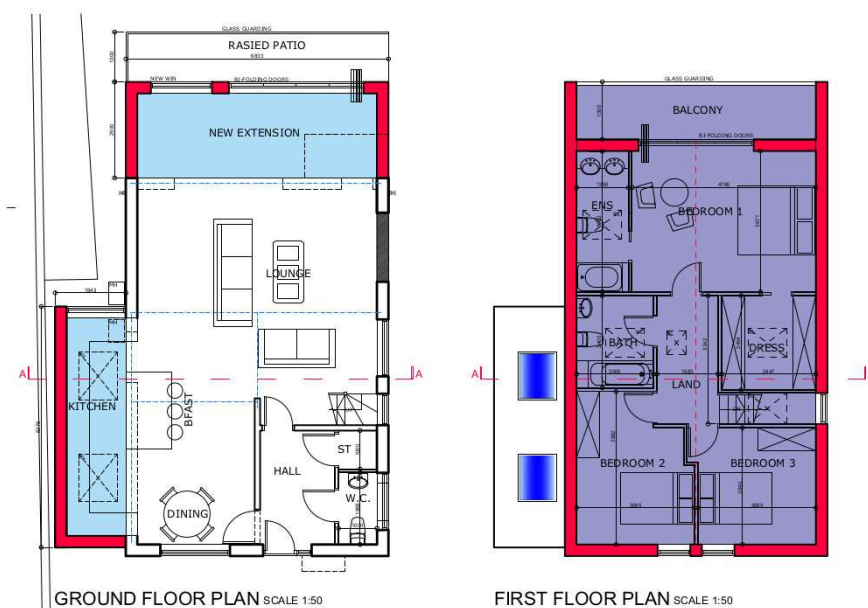
4.2 Amount

The proposed extension is minimal with the single storey side extension providing 8.4m² of floor area. The two storey will only project 2.5m giving an additional floor area of 13.6m² at each floor level. The eaves will be lifted to provide usable head room throughout the first floor by approximately 1,7m.

4.3 Layout

The floor plans below indicate the proposed layout :-

- At ground floor it is proposed an open plan Lounge, Dining & Kitchen with entrance hall, store & W.C.
- At first floor it is proposed a master bedroom with dressing, en-suite & balcony, a family bathroom & two double bedrooms.



4.4 Scale

The new extensions are minor, lifting the existing eaves height gives the building the appearance of a two story house fitting in with the surrounding properties.

4.5 Landscaping

The proposal will not affect any of the existing landscaping on site and no new landscaping is proposed. The only worked proposed to the garden area is a small raised patio as indicated on the floor plan.

4.6 Appearance

It is proposed the refurbished building will have a modern, contemporary look that will fit in with the surrounding houses within the cul-de-sac. The existing brickwork walls are to have a light grey render finish, new doors & windows will be upvc / aluminium finished in a dark grey, Fascia, soffits & barge boards will be dark grey, Rain water goods will be black. The existing concrete roof tiles will be replaced with blue slate roof.

