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**Ash Barn
Finkle Street
Wortley
Sheffield
S35 7DH**

Design and Access Statement

**Proposed extension to provide
Double Garage and Utility room**

**No 3 Home Farm Court
Wortley
Sheffield
S 35 7DB**

For Mr and Mrs Chris Robinson

DESIGN

OUTLINE OF THE SITE AND PROPERTY.

The dwelling to which this application for a single storey domestic extension relates is in the Wortley Village Conservation area which was re-furbished about Twenty years ago. The dwelling is the corner unit of a series of substantial stone built barns, once related to the Home farm dwelling on Halifax Road.

The existing roof construction is predominantly of blue slate, with 2 eaves courses of stone slate, and coursed stone walls. Windows are stained hardwood, the majority being of a cottage style, double glazed. The property has relatively generous front garden but a relatively small rear garden area. The clients have recently purchased the property with a view to semi retirement and are down sizing from a 5 bedrooomed property with four garages and large garden in Hoylandswaine. The eventual aim will be to have a property abroad for the winter months and move back for the summer. This being the reason for not wanting a ' High Maintenance' garden. The problems encountered since the purchase is that the neighbouring properties all park their vehicles in front of the dwellings, making access to the garages across the drive very difficult

When the barns were originally converted the planning permission included for a detached garage across from the lounge window, this has not ben built although permission is still current . Since the original scheme as built has meant the adjacent dwelling has had the drive extended it would make access impossible for this garage unless it were to be turned around. This would not utilize the area to the best benefit as the client children all have cars of their own and would prefer to have the parking area outside the front door. Pedestrian access is via a private drive with vehicular access both to the front.

The site lies within an established village housing area. The properties in this area are a mix of detached and semi detached and terraced properties and nearby properties are of brick, render and stone, with stone featuring in predominance.

SITE / BUILDING DEVELOPMENT POTENTIAL

The rear does not offer the facility to site an extension to this dwelling and is not accessible to vehicular traffic.

AMOUNT

The amount of extension is sympathetic in size and scale to the existing dwelling

LAYOUT

The layout is designed to be in keeping with the existing buildings with all materials to match. The layout has been designed so that there is only a single small obscured window to the extension adjacent the neighbour, so that there is no undue loss of any amenities.

LANDSCAPING

Hard landscaping is required to provide adequate turning and parking, the surface drainage will discharge onto the remaining lawned area on the low side of the drive. landscape is to be affected. The front dry stone boundary wall will be reduced in length to facilitate access.

APPEARANCE

The roof is intended to be in blue slate with detailing to match the existing roof. The existing walls are to be in coursed natural stone to course in with existing. This is felt appropriate as the front elevation is the main aspect of the property

ACCESS

There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement remains unaffected.

Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

The proposal does not affect or is affected by any public transport links and being a rural village the public transport links are minimal, the main transport arrangements being private cars.

Date.....

Signed.....

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