

Access & Design Statement for T594 – PROPOSED INTERNAL AND EXTERNAL ALTERATIONS: 22 Birks Lane, Millhouse Green, Penistone, S36 9NB

Client/Owner:

Mr & Mrs Cook,
10 Felcote Avenue,
Dalton,
Huddersfield,
HD5 8PR

Proposal address:

22 Birks Lane,
Millhouse Green,
Penistone,
S36 9NB

Proposal:

The existing detached bungalow is a three bedroom, single bathroom bungalow with an attached single garage, which we are proposing to add a side bedroom extension with an ensuite bathroom, an additional ensuite for the existing rear facing bedroom, a rear extension to create a large kitchen / dining space and a utility room with internal alterations.

Design:

Use:

GROUND FLOOR:

A side bedroom extension with an ensuite bathroom, an additional ensuite for the existing rear facing bedroom, a rear extension to create a large kitchen / dining space and a utility room with internal alterations.

Amount:

Side extension:

The extension is to add a new bedroom with ensuite and an ensuite for an existing bedroom: 30.06 sq m

Rear extension:

The extension is to add a new utility space and make a larger kitchen dining space: 27.70 sq m

Total new space: 57.76 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 side and rear extensions are designed to minimise their impact on the existing site layout. The existing rear garden is still a good size and the front garden is unchanged. We have 10m from the back of the rear extension to the neighbouring boundary to the North of the site.

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 properties.
No other neighbours are affected.

6. The visual impact on the building façade architecturally.

The extensions and the existing building are proposed to be rendered in a through colour render system to protect the corroding brickwork which exists at present. The colour of the render is similar to the colour already present on the existing gable end facing Birks Avenue. The windows are proposed to be upgraded and the colour changed to light oak upvc to soften the overall aesthetic impact of the building.

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 are in keeping with the overall scale of the building and neighbouring context.

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