DESIGN AND ACCESS STATEMENT

For

Alterations and extensions

To

'The Laurels', Windle Edge, Dunford Bridge

By

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The Site

The site consists of an existing detached dwelling situated on the southern side of Windle Edge Road. The property consists of a three storey house with a ridged roof and dormers with a flat roof entrance porch to the front. The frontage appears two storey due to the lower floor being back to earth whilst the rear is three storey with a flat roof entrance porch. To the front and slightly to the side of the property is the drive with a single sectional concrete garage building with a double stone built garage adjacent to this. To the rear of the house and garages on the lower level is a timber shed and garden along with the concrete base of a dog run. To the Northwest of the property beyond Windle Edge Road is bar House and Broad Hill Bank, whilst to the Northeast the land rises up and beyond the mature trees are the properties known as The Banks. The garden to the rear of the property abuts fields which slope down to the River Don beyond which is the site of the former Dunford Bridge railway station and tracks and the Stanhope Arms public house. To the Southwest of the site is Dunford Bridge with the junction of Windle Edge Road and Don View nearby. Access to the site is as existing from Windle Edge Road with parking to the front as existing .

The Amount

The proposal is to remove the single garage and rebuild the double garage which is in very poor condition to replace them both. The new garage will be connected to the existing house via a two storey extension on the side of the house and to the rear of the garage which incorporates a garden room. Internal alterations to the existing building are minimal and comprise the provision of new doorways into the extension.

In addition, the existing unsightly timber shed to the rear and concrete pad are to be removed and this area built over by the new rear extension. The new double garage will provide the same parking and access arrangements as existing and therefore will not increase any danger to other road users.

Layout

The proposal would consist of an enlarged Kitchen/Dining area by means of the rear extension along with the provision of a garden room, utility, cloaks area and access

upto the new garage all within the proposed lower ground floor of the extension. The extension to the first floor provides an additional bedroom and ensuite with access from the existing upper ground floor landing. The proposals will provide additional areas which are already allocated to that use for the house and since the land is allocated as residential it therefore meets the requirements of the Adopted UDP.

Scale

As previously mentioned the proposal will be either constructed on areas which already have a building / hard standing on it or replace existing structures as previously mentioned. This will therefore not change the overall grouping of the building nor the visual impact on the surrounding area, but will remove previous unsightly additions and/or improve the existing and therefore harmonise better with the surrounding area. The existing parking will remain in front of the proposed replacement garage, but it will be improved by the provision of the new garage. These improvements along with the existing access, which will remain unaffected, will increase the safety of other road users and pedestrians.

Landscaping

Landscaping of the proposed site will remain as existing as it is already a landscaped domestic environment used as a garden. The only difference will be the removal of the existing single garage to the front of the property. The extensions will be constructed using materials to match the existing and hence will reduce its visual impact and allow it to harmonise with the existing surrounding area and the guidelines of the UDP.

Involvement

The local planning department was consulted to ascertain that extensions would be feasible to the property to which the planning officer confirmed that they would be and also that alterations to the scheme can be handled within the timescale of the application if required.

Evaluation of Transport Links and Access

The proposal will not affect any parking or highways including drainage onto highways due to Windle Edge Road being higher than the site.

The site lies within a suitable public access route and encourages the use of public transport as a means of using all local amenities since there are bus stops on Windle Edge Road and can therefore said to be located in a sustainable location.

Design

As previously mentioned, the scheme has been designed to be as unobtrusive as possible by being either built onto the rear of the existing buildings or to replace the

existing structures and with the use of the materials stated and the design of the building, the proposal will harmonise with the surrounding buildings giving a consistency to the area. There is sufficient space within the plot to provide and maintain private amenity space.

The proposal will harmonise with the surrounding area and will be built to meet the current guidelines for disabled access by complying with Part M of the Building Regulations.

Land Contamination

It is envisaged that there isn't any contamination due to its past use as residential.