



## **30 CONISTON DRIVE**

Design and Access Statement

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# INTRODUCTION

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This Design and Access Statement has been prepared by Peel Architecture Limited to support the application for planning permission to erect a part single part two storey rear extension to the property at 30 Coniston Drive, Bolton-Upon-Dearne, S63 8NE.

This document aims to provide information on the design process, and to explain the rationale for the development.



# 1 Site and Context

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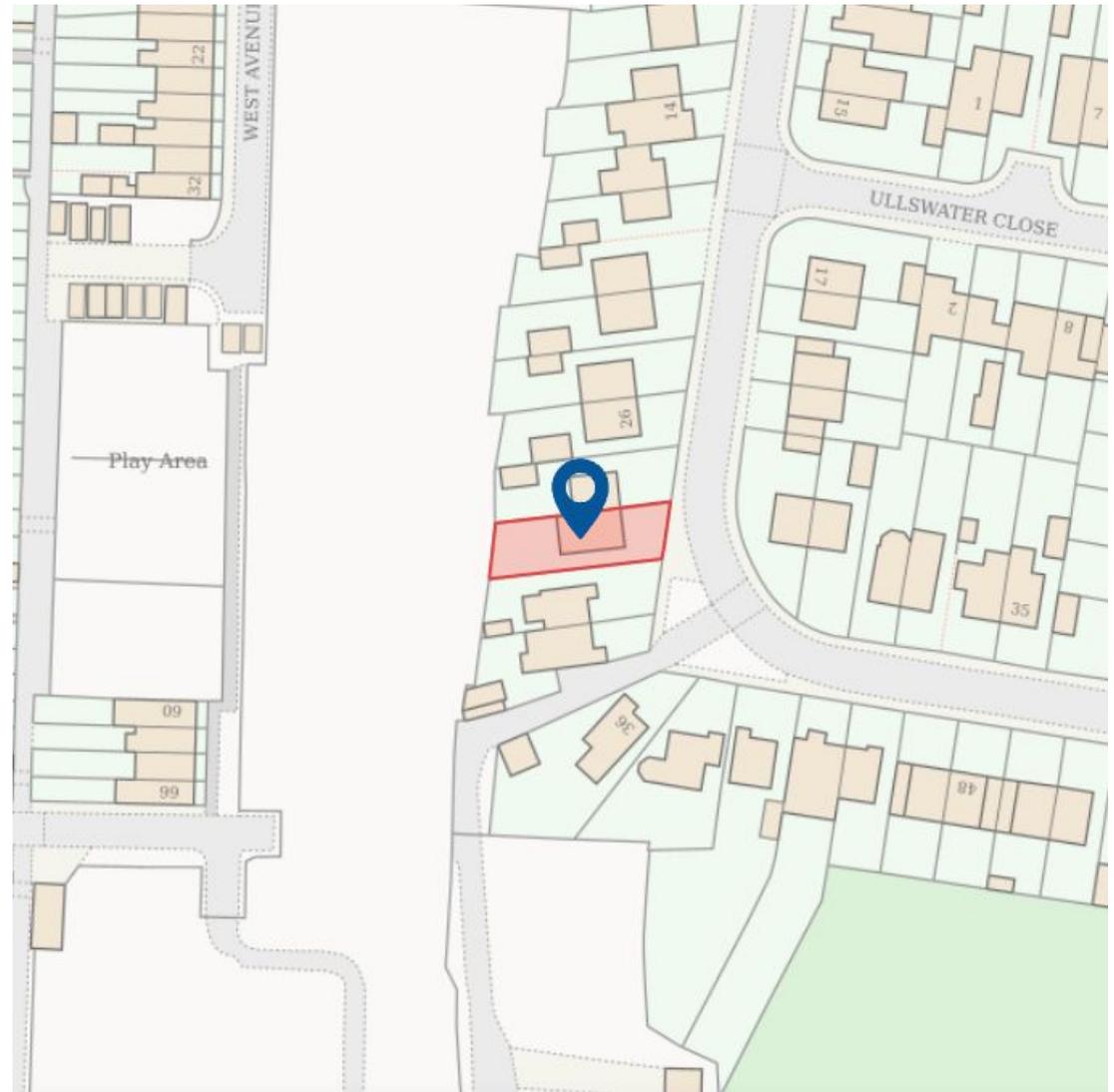
## 1.1 SITE LOCATION

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The site is located on Coniston Drive within an established housing estate in Bolton-Upon-Dearne. The property is currently a 3 bed semi-detached house, with one bathroom. The access to the side is inadequate for parking as it is too narrow.

The site is surrounded by residential properties however there are a range of small shops and amenities within walking distance.

There is ample off street parking available.



## 1.2 EXISTING SITE

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The existing property is constructed from orange bricks and concrete roof tiles. There are white UPVC windows, black gutters and sage green UPVC doors to the front.

There is side access to the property however this only measures 2.3m which is too narrow for a parking space. There is an existing rear single storey extension which is to be included as part of the proposals.

The property currently has 3 bedrooms and 1 bathroom.



View from rear



View from front



View from Side

## 1.3 BUILT FORM

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The surrounding area has a range of detached and semi detached properties. There is a range of materials used including red brick, multi brick, render, stone, etc. Generally speaking the houses on the street are a wide mix of architectural styles. Many properties have been extended and altered to suit modern living requirements.

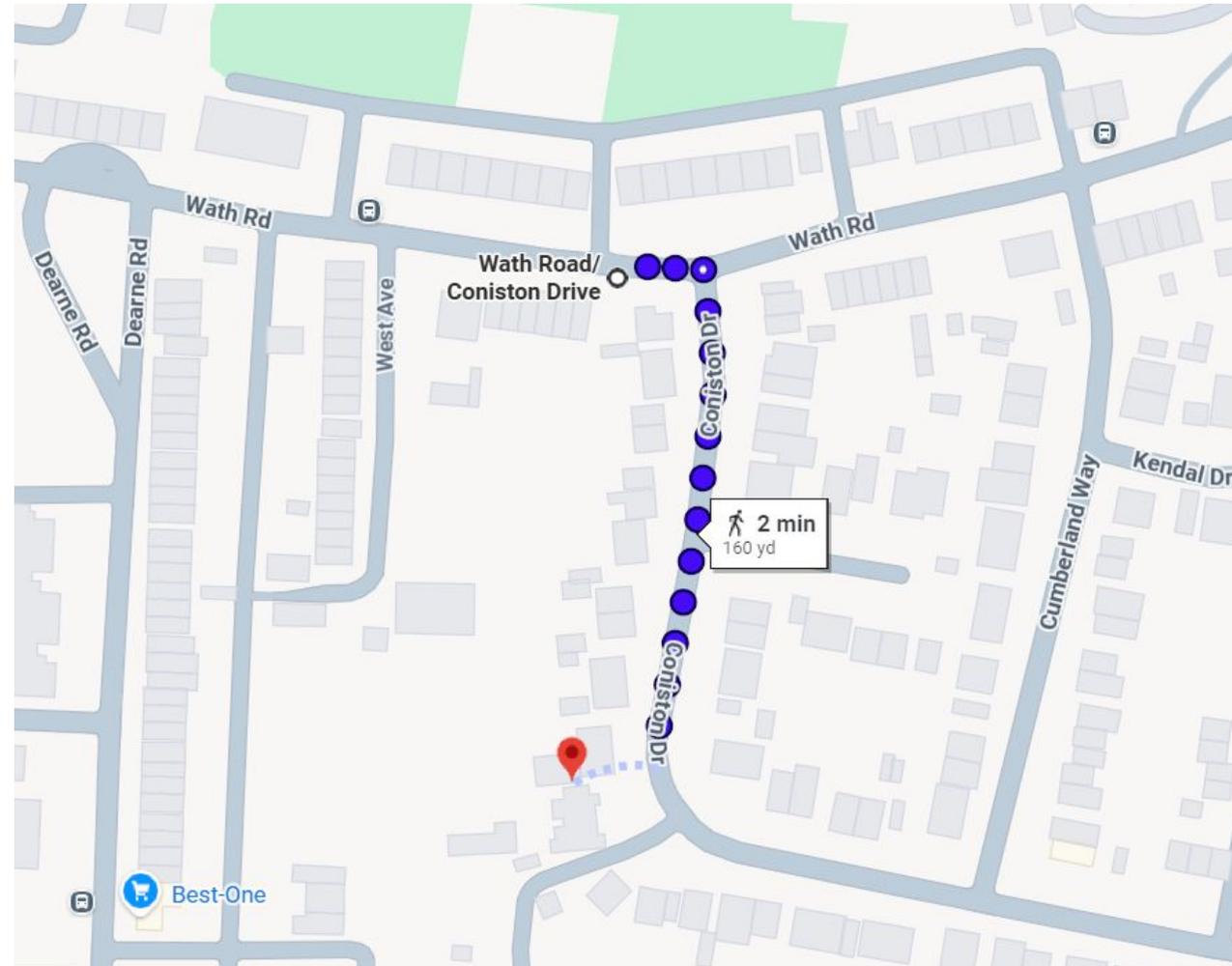


## 1.4 TRANSPORT

The site has access to existing regular public transport links available within Bolton-Upon-Dearn. The nearest bus stop is a 160 yards walk (2 minutes). There is a pharmacy and 0.5m away as well as a convenience store and food outlets all accessible on foot or bicycle.

There are great road links up to the motorway or main roads leading to surrounding villages.

There is off street parking on site to accommodate 2 cars.



# 2 Design Proposals

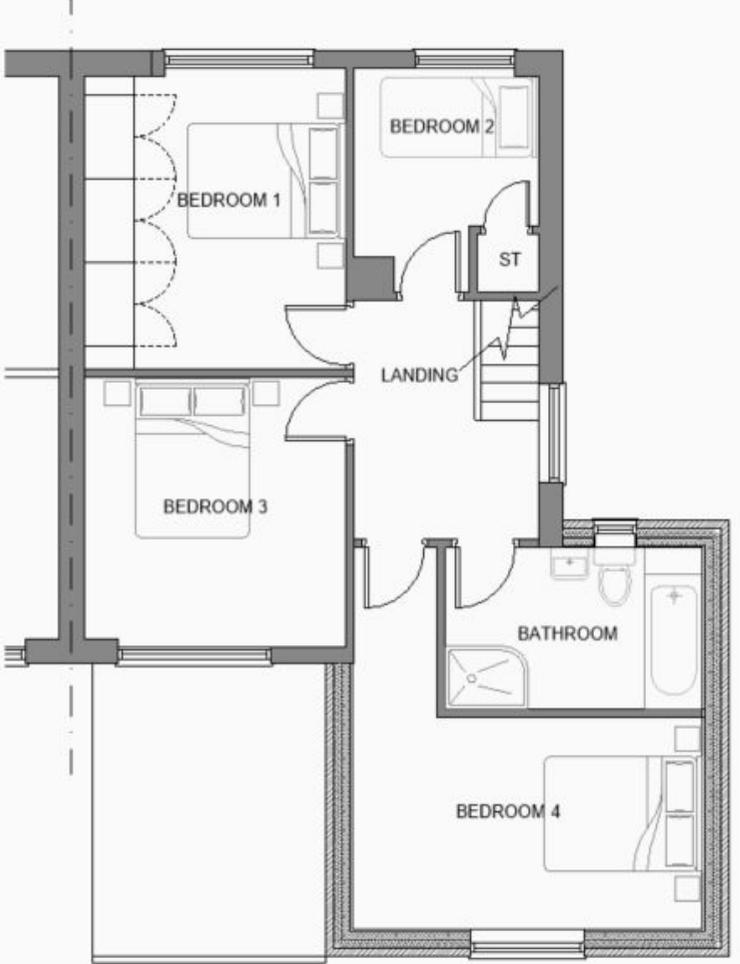
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# 2.1 DESIGN CONCEPT

The proposal is to extend the property to the rear and side with a 2 storey extension. This will enlarge the existing bathroom, as well as create a new bedroom to the rear. The ground floor will benefit from a large dining area, additional downstairs WC, as well as storage.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

## 2.2 BUILT FORM

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The extension aims to be in-keeping with the architectural language of the existing property. The bricks used in the extension will match the existing property, as will the roof tiles. The proposed new ridge height will be below the existing so as to not alter the character of the street scene.

The side extension will be set well back from the front of the house to avoid a terracing effect with the house next door.



PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION

# 3 Access

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## 3.1 ACCESS

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Access to the site is to remain in the same place and the existing parking arrangements will not be affected by the proposals.