

RLN-(P)-DAS

DESIGN AND ACCESS STATEMENT

Single Storey Rear Extension to dwelling On behalf of Mr Richard Lee Noble

At 32 High Street, Penistone, Sheffield, S36 6BS

Contents:

Design

- Process - Assessment Involvement / History Evaluation Design
- Use
- Amount
- Layout
- Scale and impact
- Landscaping
- Appearance

Access

- Vehicular and transport links
- Inclusive access

INTRODUCTION

This statement is submitted as a Design and Access statement as additional information in support of a householder Planning Application for the single storey rear extension of 32 High Street, Penistone, which is located in a conservation area. The applicant is proposing to replace the external store building into a single storey extension to the rear existing dwelling, utilising the existing boundary wall abutting the Highway (footpath)

DESIGN

Process Assessment

The Design has evolved from a requirement to make a Victorian property into a standard akin to today's living standards. It is proposed a small rear single storey kitchen extension that makes efficient use of the rear garden whilst minimising impact on the neighbouring properties. A major priority was to ensure better access to the property from the rear. The site relatively level. Stylistically the building is designed with contemporary elements, though materially, to closely match the traditional house appearance of the surrounding context. Involvement / History. There have been no previous applications associated with the site. We feel that the development is well suited to the site and is a positive and appropriate use for this property. This will provide living space more in keeping with today's standards and requirements by the housing market'. Evaluation The surrounding area is high density suburban traditional housing with a stone terraced architectural style, mostly privately owned, two to three storey generally between 2 and 4 bedrooms.

History Evaluation Design

The site is located within a conservation area close to the central area of Penistone Town. This has been considered by designing the extension in a traditional form to match the main dwelling and the local context. It is of standard domestic details and materials to match the

context of the area. As part of the design process, the dwelling has been designed to be of a sustainable design utilizing current insulation standards to building control specifications.

Use

The proposed use is for a residential property.

Amount

The design has taken account of the natural levels of the land has created the formation of a link between the existing external store and the existing dwelling.

Layout

The design of the extension is to increase the ground floor layout to allow maximum use of the rear garden whilst still retaining a decent sized private rear space. The extension is with local PD rights for a rear extension.

Scale and Impact

The design of the extension is in line with local PD rights for a rear extension. The height has been kept to a minimum by utilising a flat parapet roof covering.

Landscaping

The landscaping will be largely unchanged simply retaining patterned concrete and paving / footpaths etc.

Appearance

The appearance shall be render and brickwork, principles common in the area and reflective of vernacular building.

ACCESS

Vehicular and transport links

The site is served by good road infrastructure and is highly accessible by car and bicycle. Its location is close to the local bus network and trunk roads / motorways.

Inclusive access

The frontage of the house is on a well planned and lit, easily accessible conventional street. Access to the rear of the house is via a side Ginnel path which leads to the rear of the properties.