



Design, Access & Heritage Statement

Project No: S72 – 3384.
Agent: CK Architectural.
Applicant: Ms Anita Barry
Site Address: 70 Church Street.
Brierley.
S72 9JG.

Introduction.

This statement has been produced by CK Architectural in conjunction and in support of a planning application & Conservation Area Consent, to extend an existing detached dwelling house to the side and rear.

Client Brief.

CKA were briefed by the client to prepare a sympathetic and high quality scheme to extend the existing property to the side and rear to create more useful internal spaces and larger lounge and kitchen / Dining areas. These were to consist of single storey pitched roof extensions which would have a style that is in keeping with the existing house. All without effecting the character and historical nature of the property and its setting within the conservation areas of Brierley. The following drawings have been included and should be referenced to illustrate the existing and proposed.

- S72-3384-PLN-A-001 – Plans and Elevations as existing
- S72-3384-PLN-A -002 – Plans & Elevations as propose
- LS9-2874-PLN-C-003 – Roof plan as Proposed
- LS9-2874-PLN-C-004 – Location and Site plans as Existing & Proposed

Existing site.

The site currently comprises of an existing 4 bed brick and render built detached house with a slate roof, and a concrete prefabricated detached garage. The property has a traditional appearance and maintains a lot of its original external details and features. The house sits in an elevated position above Church Street. The garden of the Property mainly consists of grass lawns, with concrete footpaths and tarmac vehicle parking areas. Pedestrian access is provided to the rear (private access lane) and via steps to the front from gated access off Church Lane. It is believed that the house was originally constructed in the 1930's. The site boundaries are predominantly timber fences and there are a number of established tree's located to the Northern Boundary.

Planning History.

The property has been a dwellinghouse since it was first constructed and there doesn't appear to be any subsequent Planning History.

Planning Consultation.

No formal Pre Application Planning consultation has taken place, however we believe the proposals will require Householder Planning consent, and Conservation Area Consent. This is because the house is within a designated land zone, which negates Permitted development rights.

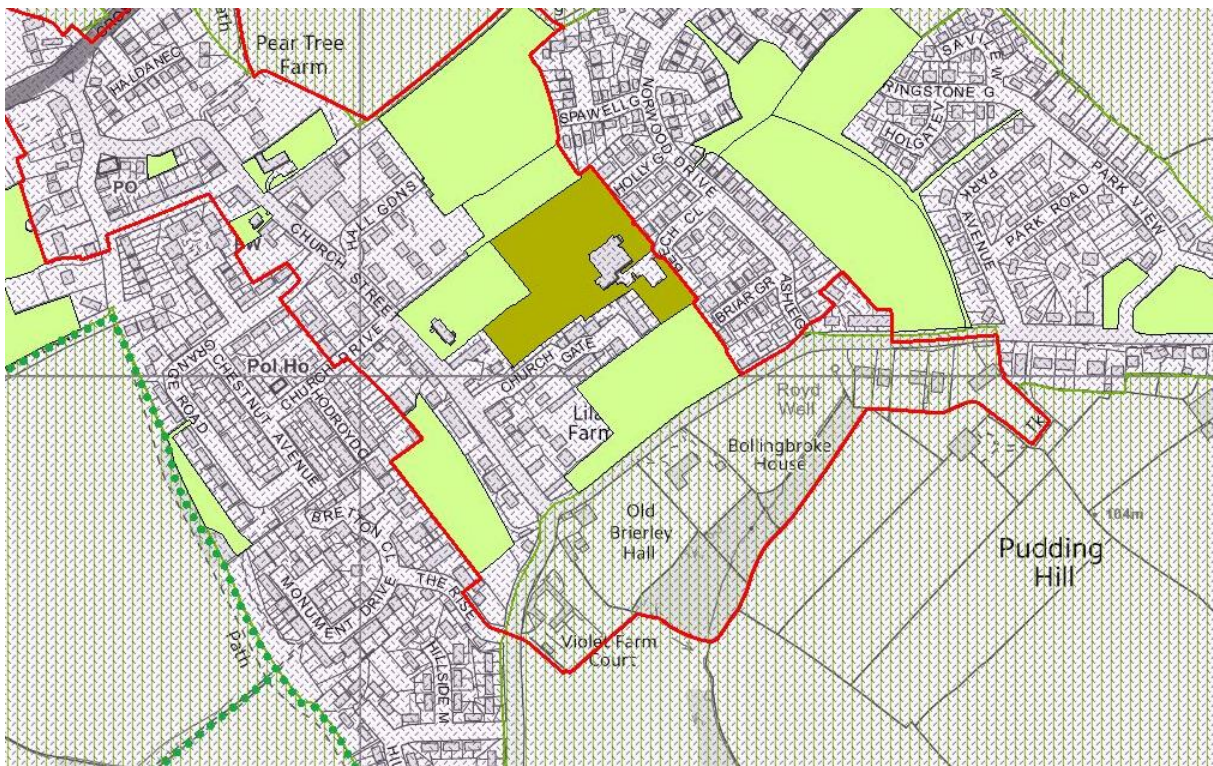
Scope of Works.

The works comprise

- Internal demolitions to the existing kitchen, dining and utility room.
- The removal of an existing internal chimney within the kitchen & dining room area.
- The removal of an existing chimney with the lounge and bedroom area above.
- Alterations to existing rear doors and windows.
- Formation of a new side window into the new kitchen.
- A single storey pitched roof rear extension incorporating an enlarged kitchen and ground floor WC / Shower room.
- A single storey pitched roof side extension to increase the size of the existing lounge, and to better connect this room to the garden.
- A single storey pitched roof external rear entrance canopy.
- Formation of a new rear pedestrian access point.
- Formation of a hardstanding patio area to the rear of the house
- Formation of a new rear vehicle access point.
- Formation of a hardstanding vehicle parking area to the side of the house
- Inclusion of an externally located Air source heat Pump.
- Replacement of existing timber fences.
- Planting of new Hedging.



Site Aerial Site Photo as Existing (Not to Scale)



UDP Extract Plan (Not to Scale)



Site Location Plan as Existing (Not to Scale)

Design.

The overarching design intent is to undertake only the minimum amount of carefully considered alterations and extensions, bringing this house in line with modern expectations / standards. All whilst sympathetically refurbishing the existing to prolong its future without distracting from the character of the conservation area. The proposed materials have been selected such as to match the existing house and comprise of traditional brickwork, roof slates, render and brickwork detailing.

Use.

The proposal is intended to form a slightly enlarged private family dwelling within the conservation area of Brierley.

Layout

The proposals consist of three main elements , the existing two storey dwelling, a single storey Right side extension, and a single storey rear extension.

Scale

The size and scale of the proposals is in keeping with and intended to be subservient to the existing dwelling. These maintain the domestic scale of the existing house and those of the neighbouring properties that show evidence of having been altered and extended. The proposed dwelling maintains a relatively small footprint and physical stature in relation to the overall site. This being just 99m² in a plot of land that is 598m². The width of the proposed front elevation is increased to just 13.1m and sits along a property boundary of 24.5m. Therefore maintaining the nature, characteristic and openness of the existing street scene.

Appearance.

The works take all their design cues from the existing house, and it is proposed to match all existing materials and detailing (such as eaves & windows) to the existing house. This being with the intention of creating a seamless continuation of the original house design and maintaining the original appearance.

Accommodation.

The existing house contains the following accommodation.

- Living room
- Kitchen
- Rear entrance lobby.
- Utility / WC / former coal store.
- Entrance hall and staircase
- Home office
- First floor House bathroom
- 4 Bedrooms
- Car parking and vehicle access.
- Garage

The proposed house will comprise of the following accommodation, contained over 2 levels.

- Extended Living room
- Extended and knocked through open plan Kitchen and dining room
- Entrance hall and Staircase
- Ground floor shower room
- Home office.
- First floor House bathroom
- 3 Bedrooms
- Revised car parking and vehicle access.
- Garage

Access

Vehicular Access is gained via the existing private rear access lane off Brierley Road. Pedestrian access can be gained via stepped access from Church Street, and the rear access lane.

There is currently only one existing car parking spaces available on site, plus a garage, which will be maintained, with an additional parking space created.

Transport.

The site is within the village limits and it is proposed that the occupants will make use of all established local public transport links wherever possible, however day to day access will be predominantly by car.

Existing photo's



Photo 1. External elevations. Front elevation, right side.



Photo 2. External elevation. From Church lane.



Photo 3. External elevation. From Church lane.



Photo 4. External elevations. Front elevation, left side



Photo 5. External elevations. Rear Elevation



Photo 6. External elevations. Rear Elevation



Photo 7. Rear Access lane.