

Access & Design Statement for, T293– PROPOSED EXTENSIONS AND ALTERATIONS: 22 Cotterdale Gardens, Wombwell, Barnsley, S73 0BX

Client/Owner:

Mr L Moore
22 Cotterdale Gardens,
Wombwell,
Barnsley,
S73 0BX

Proposal address:

22 Cotterdale Gardens,
Wombwell,
Barnsley,
S73 0BX

Proposal: To add a two storey extension to the rear side of the existing property.

Design:

Use:

The existing site houses a four bedroomed detached house.

On the ground floor there is a dining room, entrance and garage to the front, a kitchen and lounge to the rear and upstairs four bedrooms and a house bathroom (two bedrooms ensuite).

Amount:

Our proposal is to add a two storey extension to the rear side of the property and redesign the rear ground floor plan to include a bigger kitchen dining space. The first floor is also to be replanned to increase one of the existing single bedrooms into a double.

Layout:

The proposed extension to the existing dwelling has 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 have 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 site proposal is orientated towards the rear of the property. There is still provision to park 3 cars. (2 on drive and 1 in the garage)

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 front (public) and the rear of the site (private). The front garden being public and the rear garden being private with no neighbouring properties.

3. The building public and private

The proposed alterations and extension are creating a public downstairs with a bigger, brighter and more functional kitchen. Upstairs is totally private with four double bedrooms (two ensuite) and a house bathroom.

4. Views from the dwelling

The site proposal is mainly orientated towards the private garden.

5. The visual impact on the site and neighbouring properties

The neighbours to the northern boundary will have a slightly enlarged gable as our client has discussed with them. No other neighbours are affected.

6. The visual impact on the building façade architecturally.

The extension is to be in a brick to match the existing. The dwelling has a strong architectural character in the way the brickwork patterns have been applied therefore we feel it in keeping to maintain this approach throughout the external alterations.

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 existing dwelling but administers it in a slightly different way on the dwelling as described earlier.

Landscaping:

The landscaping design is a simple low impact garden. The rest of the garden is already landscaped and will be tidied up to suit.

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.

The windows are being changed to make the front defensive and the rear more open.

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 3 parking spaces,	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