Defining problems with beautiful solutions...

Access & Design Statement for:
T351 - PROPOSED EXTENSIONS AND ALTERATIONS: 43 Intake Lane, Barnsley, S75 2HX

Client/Owner:
Mr & Mrs Rose
43 Intake Lane,
Barnsley,
S75 2HX

Proposal Address:
43 Intake Lane,
Barnsley,
S75 2HX

Proposal:
The existing detached dwelling is proposing extensions and alterations to the side, rear, roof space and front to create an extra bedroom and more habitable internal space with an external sunken garden home office.

Design Use:
Ground Floor:
To create a larger more open plan layout and an external sunken garden home office to the front.

First Floor:
To create a three large bedrooms and the informal lounge.

Loft Floor:
To create a master bedroom suite with house loft storage area.

Amount:
Ground floor: extra: 95.37 sq m (33.92 sq m for the garden room and the rest within the dwelling)
First floor: extra: 72.08 sq m within the dwelling
Loft floor: converted extra: 85.53 sq m
Total new space created: 252.98 sq m (with an additional building footprint to the existing site of 95.37sq m)

Privacy:
The proposals do not unreasonably impact upon the privacy of the neighbours; the proposed windows do not allow intrusive views through neighbouring windows or toward private garden areas.

Overshadowing:
The proposed extensions are sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

Dominance:

The proposed extensions do not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Driveways and Parking:

The existing site and parking arrangements are generally unaffected; there is still provision for three cars within the site boundaries and adequate turning prior to entering the highway.

Private Garden Space:

The proposed extensions still leave sufficient usable private garden space for the enjoyment of the existing residents. There are large garden areas for family living totalling 250 sq m of flat lawn / hard landscaping.

Bin Stores:

The bins will be stored to the front of the proposed entrance in a covered bin store.

The Site Layout:

The proposed extensions have been designed to relate sympathetically with their surroundings, the amount of open space and landscaping and the proximity of adjacent buildings.
Our proposals are of a residential nature and do not create amenity problems with regards to privacy, noise, smell or other nuisance and the privacy of existing adjacent building is ensured through separating distances between the proposals and the existing neighbouring dwellings.
Our proposals seek to attain appropriate levels of sun lighting and day lighting within the internal spaces. This is achieved with wider than standard windows in specific areas which do not face towards neighbouring dwellings.
Private outdoor space is provided for activities such as sitting out, children's play, drying & washing etc.

The proposed dwelling will have a rear level patio area minimum 3m wide x 3m deep which is not overlooked by the neighbouring sitting out areas.

Views from the Dwelling:

The disposition of rooms and window sizes and shapes has been fully considered to be appropriate to their relationship to the spaces overlooked and their distance to other dwellings.

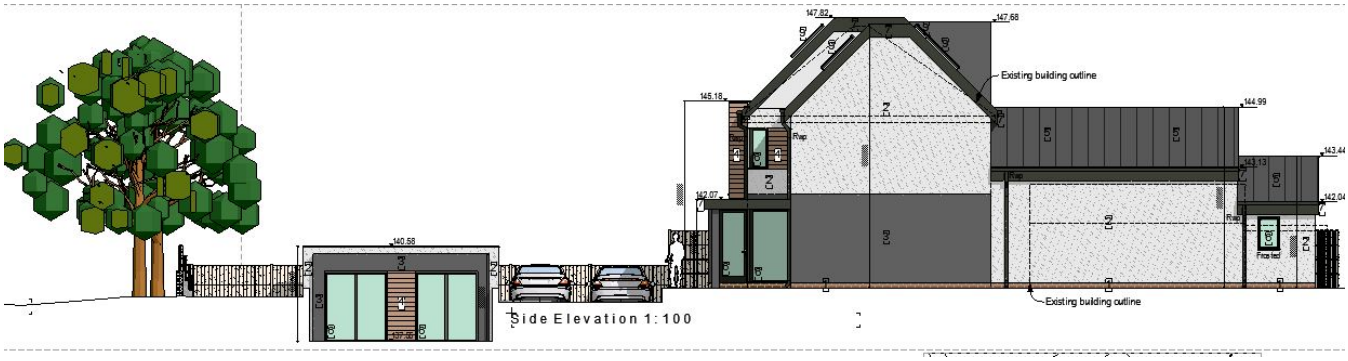
The Visual Impact on the Site and Neighbouring Properties:

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.

We have strived to achieve visual harmony by regard to the predominant building materials in the area. We have also introduced some variations which we believe beneficial in attracting attention to the high quality dwelling whilst also helping the dwelling to settle into the site by way of colour and tone. We have used the contrasting materials to emphasize the predominant in a manner that adds interest to the wider area. Within the design we have used cedar wood cladding infill to put emphasis onto the design and soften the fabric of the building within the landscape. The neighbours on either boundary will have no detrimental impact on their properties.







Elevations illustrating the minimal impact of the sunken garden room and the overall contemporary aesthetic.

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.

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Environment and Sustainability:

The proposal creates a contemporary, energy efficient sustainable design which does not detract from the local character. Most of the buildings in the immediate area are different from each other; the local character is in the range of designs rather than a strong continuous street scene. The proposal sets to create a dwelling with high design and environmental standards.

Under floor heating:

There is under floor heating which is 10% to 30% cheaper to run than traditional systems.

Permeable Landscaping:

We will produce a simple landscaping scheme that has large areas of permeable surface to allow the land to drain naturally combined with use of soakaways and rainwater harvesting to recycle excess water for use to flush toilets and water the vegetation.

Natural Light:

White walls, floors and large windows allow the natural light to flood into the building as the sun rotates throughout the day allowing the users the maximum light gains.

Rainwater Harvesting:

The rainwater harvester collects rainwater from the roof and stores it for future use for such things as watering the vegetation, washing cars and flushing toilets.

Interior Lighting management:

A lighting management system allows the user to fully control the interior lighting; the system control.

Energy saving bulbs:

The scheme is to have more than the 33% requirement for energy saving bulbs which last up to 12 times longer than normal bulbs and save £9.00 per year each on bulb in costs.

Insulation:

The building fabric will be over insulated which means it can benefit from savings of up to £200.00 per year on energy bills.

Low E Glass:

Sun light passes through the glass but the heat is blocked from leaving the room. Low E glass reduces heat loss by about 30%.

Low flush W/c:

All toilets are low flush.

Energy efficient Boiler:

The specified boiler which will be highly energy efficient will be oversized therefore at any one time it runs at only 60% capacity which in its self makes it more energy efficient. The boiler and associated plant will be located in the garden room at low level.

Our Conclusion:

The scheme is considered to be one which responds positively to the site and its surroundings and ultimately provides for an interesting, attractive and sustainable additions to the existing dwelling.

Specific Access Issues:

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car parking: All parking is off the road and there will be provision for three parking spaces within the site boundary.	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