Planning Consult

Designing for your future

HILLSIDE HOUSE

Design and Access Statement

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1.0 Application Details.

Location: Hillside House Hill Lane

Type: Listed Building Application

Name of Applicant: Mr S Abernethy

Name of Agent: Planning Consult Ltd.

Planning Number :-

2.0 Description

2.1 Proposal

The client proposes to build a two storey rear extension to allow more living space inside the property, also the current extension to the property has a flat roof; it is proposed that the roof is altered to a pitch roof due to current maintenance issues associated with flat roof design, while it is standard practice to create a break between a listed building and an extension it is deemed that the new roof would complement the aesthetics of the original build and remove maintenance issues that have been realised since the addition of the flat roof. Materials shall be of a similar material of that of the original build with a step between roof heights and elevations will break the old from the new.

2.2 Features

The proposed works will allow the occupants to utilise the inner space more effectively, the alterations will also make the building far more aesthetically pleasing. The current flat looks poor and is costly as it fails year on year, while during the design process there has been no desire to mimic that of the

original build it was felt that adding a pitched roof was the only way forward to alleviate further maintenance problems for the owners. The interior of the property is to undergo minor alterations that will also help with ergonomic movements within the dwelling.

2.3 Security.

During the works the site will be secured by the contractors, with hoardings around the site and a security system put in place due to the high value of plant and materials on site.

3.0 Social Context.

3.1 Economic Impact

The proposed scheme would give local contractors the opportunity to tender for the project; the scheme is currently worth in excess of £100,000. When complete the house will be a real piece of architecture making the building in keeping with the surrounding areas.

4.0 Traffic Assessment.

The site is located down country lane and will not interfere with any traffic.

5.0 Access and Egress.

Access to the site is gain via hill lane just outside Penistone, the access to the site is very good and will not cause any problem to works on site.

6.0 Use.

The site current has the existing property on it which is a listed building and we are proposing to just enlarge the property.

7.0 Layout and scale.

For the general sizes and layout please refer to the drawings have been provided with the application.

Drawing numbers:-

PC/SA/APR/SC1

8.0 Landscaping

It not proposing to undertake any landscaping works as part of the re-development works

9.0 Access for emergency services.

The site will have pedestrian access at all times and therefore should not present any problems to the emergency services.

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