Design and Access Statement for the residential conversion and extension of 3-5 Thurnscoe Road, Bolton-Upon-Dearne to form 2 No. semi-detached dwellings.

A design and access statement is a succinct report accompanying and supporting a planning application that should seek to explain and justify the proposal in a structured way.

This statement sets out the design principles and concepts that have been applied to this development proposal and how issues relating to access to the development have been dealt with.

An explanation of the design includes reference to the following aspects of the development:



i) Amount;

ii) Layout;

iii) Scale;

iv) landscaping; and

v) appearance;

Background:

This comprises a change of use application, including two storey side extensions to both sides of the host property, to form two dwellings at 3-5 Thurnscoe Road, Bolton-on-Dearne.

It should be noted that this single dwelling was originally two dwellings, hence the address of 3 to 5 Thurnscoe Road of a number of years.

This statement highlights the design process that has been undertaken.

Amount:

The scale of the proposed conversion (two dwellings to be created) is considered appropriate to their immediate setting and perhaps more importantly retaining the original form of this property has two dwellings. Clearly the address has always retained is local distinctiveness of being two former semi-detached cottages, whilst more recently being a single residence.

The scheme involves two storey side extensions to the host property and provides a two bed and a three bed residential unit. The extensions are not

considered overdevelopment and neither do they introduce built development that in terms of actual amount could be considered as overdevelopment.

The scheme also follows similar density patterns to adjacent dwellings in Wath Road immediately south of the application site, wherein the majority of units seen are terraced, townhouses or semi-detached units.

Layout:

The proposal is to convert the existing dwelling back to two semi-detached units and to extend the host property on each side elevation by way of two storey extensions. The window pattern and form will follow the existing dwelling and will be similar in terms of both materials and architectural detailing. The extensions would be set back from the main front elevation, giving relief to the host property and resulting in the extensions being subordinate.

Both individual parking spaces and on site garaging are to be provided within the site for use by future occupiers and associated visitors. The layout provides an integral garage for one unit, whilst a detached garage in the rear is to be constructed for the other unit.

The scale is commensurate with the use proposed and will not be over dominant or overbearing on the host property or the wider street scene in Thurnscoe Road/Wath Road.

In terms of amenity space the proposal provides adequate amenity areas for each dwelling to both the front and rear.

Scale:

The extensions in terms of scale are in keeping with the host property and will allow them to be subservient to the host property. The narrow width of the extensions and similar window proportions will also allow the scheme to co-exist satisfactorily with the main front elevation.

Landscaping:

Due to the layout and nature of the development has been little scope for a great degree of new public landscaping. However, the scheme has introduced soft landscaping to the private drive and lawned areas will comprise the rear gardens.

Boundary fencing will be introduced to divide the rear gardens and to the rear boundary of each plot.

Appearance:

Materials : Coursed natural stone to external faces of both the extensions and detached garage (samples to be approved on site prior to commencement of works)

Roof : Grey slate tile/Marley

All of the above will match the host property.

Conclusion

The design and layout of this residential conversion scheme, with small extensions, is considered to meet all the requirements of the standards set by the local Council and will not damage either the amenities of the area or the existing nearby residents.

The detailed conversion, and resulting two dwellings, will provide a very good standard of residential accommodation and provides acceptable spacing standards between the existing and the proposed units, satisfactory parking provision and well designed amenity areas for the future occupiers.

It is on the above basis that a grant of planning permission for this extension/conversion scheme is justified with an appropriate design approach having being taken in the formulation of the general design and layout.