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NYMNP A

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Document: **Design & Access Statement.**

Proposal: **Alterations & Extension to the Rear of the Existing Dwelling.**

Applicant: **Mr & Mrs Hancock**

Location: **9 Summerfield Lane. Stainsacre. Whitby. YO22 4NU.**

Date: **17<sup>th</sup> March 2020**



**18 Craig's Way. Thirsk. North Yorkshire. YO7 1UD.**

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## **1.0 USE**

What buildings and spaces will be used for.

- 1.01 The existing layout of the property is restrictive in terms of allowing the family who live there to cook and eat together as well as providing a necessary fourth bedroom. The proposed extension to the rear of the property will accommodate at ground floor, a functional kitchen and dining area for the family whilst at first floor the proposed extension will accommodate the additional bedroom and will allow the existing bathroom to be made slightly larger.
- 1.02 The space currently occupied by the kitchen will be remodelled to accommodate a shower room and all important second WC towards the front of the property whilst towards the rear the space will form a second reception room for the growing family.

## **2.0 AMOUNT**

How much would be built on the site.

- 2.01 The proposed extension has a footprint of 24sqm which equates to approximately 50% of the existing dwellings footprint and circa 11% of the site area around the existing dwelling.
- 2.02 The existing bathroom window on the east elevation will be removed and replaced by a slightly larger window approximately 600mm further back which will of course be obscured. The glazing in the existing kitchen window in the front south elevation will be replaced with obscure glass to ensure privacy to the proposed ground floor shower room.

## **3.0 LAYOUT**

How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

- 3.01 The proposed extension is located on the back of the property. It runs through flush with the east side of the house but steps in 250mm adjacent to the west boundary so as to avoid any boundary issues.
- 3.02 The rear garden is bounded on all sides by neighbouring private amenity space. There is no public space directly adjoining or overlooking the rear and garden space of the subject property. Other than brief oblique glimpses from Stainsacre Lane, the proposed extension will not be seen from public spaces.

3.03 The subject property is attached to No 7 Summerfield Lane to the west; No 11 Summerfield Lane which is a bungalow is approximately 10m to the east and No 25 Mulgrave View, a dormer bungalow is approximately 22.5m to the north.

#### **4.0 SCALE**

How big the spaces and buildings would be (their height, width and length).

4.01 The ground floor element of the proposed extension measures 3.94m x 6.74m, however 2.81m of the ground floor space on the west side is set back 0.79m [overall projection of west gable 3.15m]. The first-floor element measures 3.49m x 3.93m. The eaves to the single storey element will be 2.45m high whilst the highest part of the lean too roof will be 3.44m high. The eaves to the two-storey element will be 4.87m high and the ridge will be 6.23m high, 0.93m lower than the existing ridge ensuring subservience.

#### **5.0 APPEARANCE**

What the building and spaces will look like, for example, building materials and architectural details.

5.01 The proposed extension adopts a simple form and takes its influence from the host dwelling with the two-storey element having a duo pitched tiled roof with brick gable end. The single storey element will have a shallow mono pitched roof in order to respect the amenity of No 7 Summerfield Lane next door. Windows and doors are embellished with brick heads and plain tile with brick cills to match the exiting property. A roof window is proposed in the mono pitched roof over the dining area to maintain light to the back of the existing lounge through the glazed doors. The roof to the two-storey element will be interlocking concrete roof tiles and the walls red facing brickwork which will match and ensure that the proposed extension integrates seamlessly with the host dwelling. The single storey element which is set back is intended to provide a contrast to the existing property with clean lines created through the use of a dark slate roof and colour through monocouche light rendered walls. It is intended that the use of lighter coloured walling with further mitigate any potential impact upon neighbouring amenity.

#### **6.0 ACCESS**

Inclusive Access - How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

6.01 The proposed extension has been designed in full accordance with the Building Regulations Approved Document M - Access to and Use of Buildings.

6.03 The proposed alterations include for the benefit of a toilet on the entrance storey of the property.