

Design and Access Statement for proposed development at Hobbin Ghyll, Hobbin Head lane, Sleights

The proposed development to Hobbin Ghyll is to add a rear single storey extension, modifications to existing entrance porch, enlargement of rear window, removal of internal walls to kitchen and to rear ground floor bedroom.

Physical Context

The site of Hobbin Ghyll is one of isolation and off the main highway. The constructed from stone under a pantile roof. The modifications to the main dwelling are proposed to give more light into the various rooms and to increase the living space for a growing family. The existing porch creates a dark entrance hall and the proposals should bring in more natural light to the interior. Because of the far-reaching views the rear ground floor bedroom glazing is to be enlarged to benefit the open vista. The proposed new building is constructed from surplus stone that will be removed from the existing dwelling.

Social Context

The house has few near neighbours and lies in a remote location and is screened by trees.

Sustainability

The interior of the main house has limited natural light and the addition of new windows and a glass lantern roof to the entrance porch should increase the natural light as will the proposed rear extension. The majority of the stonework will come from the existing building.

Design

The porch is to remain the same footprint and should appear less prominent with the lower glass lantern in place of the pitched roof. The rear extension is of a design that is timeless but with a modern look.

Materials.

Reclaimed stone where possible.

Access

There will be no new access required for the development.

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