

DESIGN AND ACCESS STATEMENT

Date: January 2016

Project: Highcroft, Hay Lane, Suffield, Scalby YO13 0BH

Client: Mrs Johnstone

Agent: Tim Erkiert

Policy documents consulted:

SBC - Guidance on Design and access statements

CABE - Design and access statements: How to write, read and use

H.10 - Protection of residential amenity

E.14 – Extension and alterations to existing buildings

Introduction

The design and access statement is submitted in support of a planning application for a two storey side extension to a two storey house, the work will also include the demolition and alteration to the existing building.

The extension will form a secondary living and kitchen area to the ground floor and two additional bedrooms to the first floor. The site falls away to the rear of the building so a raised decking area will be erected to the rear to provide level access from the new extension.

The proposals also include for an equestrian menage installed over an existing field adjacent to an existing stable. The manage will be used for exercising horses.

Physical context

The application site is located on Hay Lane in the North Yorks Moors near Scarborough. Hay lane is surrounded with farming fields and private land. The neighbouring properties are of a similar scale to the proposed footprint of the building.

The house is situated 53 meters from the highway, and the measurement from the front to the rear of the building is 8.4meters. The property has a large front garden and padocks, stables and barns located to the rear of the property.

The majority of the rear garden is fenced and denotes the properties boundary.

The property is a semi-detached 3 bedroom house, and also neighbours a detached property.

Application history

The previous owner previously applied for a new single storey kitchen extension and conservatory which has been erected and a two storey rear extension which was not

built. The planning application has expired and the new owners have decided to reapply so the property can serve 3 generations their family.

Use

The rear extension will provide a secondary kitchen, reception room and bedroom for the 3rd generation of the family on the ground floor, and provide additional children's bedrooms on the first floor.

The land falls away to the rear of the property so therefore it is proposed to provide a raised decking area to serve the property with an immediate external seating area which will have level access with the property.

The ménage will be used for exercising horses as they have benefits opposed to using grassed fields.

Amount

The existing ground floor area of the property is 97sq.m. Following the extension the ground floor area will be 122sq.m.

The existing first floor area of the property is 54sq.m. Following the extension the first floor area will be 122sq.m.

The dimensions of the extension will be approximately 4.4m x 8.6m.

Layout

A reception area, bedroom and kitchen will be provided to the ground floor storey of the property to provide an annex to be used by the eldest generation of the family. The utility will provide access from the main house and the annex. The first floor extension will provide two additional bedrooms for children.

External doors will open up onto the rear decking area which will be located to the rear of the property.

Scale/Appearance

The proposed extension will receive a pitched clay plain tile roof to match the existing roof. Two gables have been provided to the rear extension so the proposed ridges do not extend above the existing ridge level.

Detail and materials

The proposed brick work to match the colour and texture of the existing building. The eaves will and rainwater goods to match the existing building. uPVC windows and doors to be used to the extension.

Sustainability appraisal

The new extension element will be built to the cited building regulations, with improved fabric construction to prevent heat loss.

Landscaping

The driveway will be extended to provide additional car parking spaces for the building users and visitors. A menage will be provided within the existing field to the rear of the site.

Vehicular and Transport links

The building faces a highway.

Services and Refuse

As existing

Security

Windows and rear doors will be fitted with heavy duty style locks to prevent break-ins. The extension will also prevent intruders entering through the existing gate in the side to access the rear. The garage will be generally upgraded to prevent intruders.

Inclusive access

As existing

18 JAN 2015