

DESIGN AND ACCESS STATEMENT

Single Storey extension to dwelling

On behalf of

Mrs Astall

At

6 Princess St, Glossop

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INTRODUCTION

This statement is submitted as a Design and Access statement as additional information in support of a householder Planning Application for the extension of 6 Princess st, Glossop, which is located in a conservation area.

The applicant is proposing a single storey extension to the existing dwelling, together with additional landscaping works to the grounds.

• **Design**

o **Process**

Assessment

The Design has evolved from a requirement to make a Victorian terraced property into a standard akin to today's living standards. It is proposed a small rear single storey kitchen extension that makes efficient use of the rear garden whilst minimising impact on the neighbouring properties.

A major priority was to ensure better access to the property from the rear. The current rear stone steps are in a poor state of repair and a dangerous to use.

The site falls away from the property with a fall of approx 1200mm. In order to accommodate the fall of the land and access to the building, numerous sketch schemes were prepared.

Stylistically the building is designed to closely match the traditional house appearance of the surrounding context.

Involvement / History

There have been no previous applications associated with the site.

We feel that the development is well suited to the site and is a positive and appropriate use for this terraced property. This will provide living space more in keeping with today's standards and requirements by the housing market'.

Evaluation

The surrounding area is high density suburban traditional housing with a dominant stone terraced architectural style, mostly privately owned, two to three storey (where loft spaces have been converted) with between 2 and 4 bedrooms.

Design

The site is located within a conservation area. This has been considered by retaining mature trees and by designing the extension in a traditional form to match the main dwelling and the local context. It is of standard domestic details and materials to match the context of the area.

The existing bedroom in the attic space is to be relaid to provide building control compliance.

As part of the design process, the dwelling has been designed to be of a sustainable design utilizing current insulation standards to building control specifications.

o Use

The proposed use is for a residential property.

o Amount

The major feature of the design and to accommodate the natural fall of the land is the formation of access steps to the rear to reach the entrance level dwelling.

o Layout

The design of the extension is to increase the ground floor layout to allow maximum use of the rear garden whilst still retaining a decent sized private rear space. The extension is to be 3m in length which is inline with local PD rights for a rear extension

o Scale and Impact

The design of the extension is inline with local PD rights for a rear extension. The height has been kept to a minimum pitch for the roof covering

o Landscaping

The landscaping shall be inclusive of a rear stepped access (5 steps) whilst retaining lawned garden, footpaths etc

o Appearance

The appearance shall be traditional stone with a tiled roof in a style common in the area and reflective of vernacular building.

• Access

o Vehicular and transport links

The site is served by good road infrastructure and is highly accessible by car and bicycle. Its location is close to the local bus network and trunk roads / motorways.

o Inclusive access

The frontage of the house is on a well planned and lit, easily accessible conventional terraced street.

Access to the rear of the house is via a side communal path which leads to the rear of the properties. The rear garden is accessed from here via a secure gate. Steps up to the rear access of the property will be relaid