HPK/2013/0645

Bankfield Farm
Boggards Lane
Charlesworth
14/11/2013

DESIGN & ACCESS STATEMENT
HIGH PEAK
RS10/2013 D&A
18 NOV 2013
BOROUGH COUNCIL

Context.
The existing building sits within an approximate third of an acre plot on the edge of the Charlesworth conservation area. The original building was of natural stone construction with a stone tiled roof. Since construction both gable ends plus an approximate 1200mm high band of the building have been rendered with sand / cement and a section has been re-roofed in natural blue slate tiles. In addition there has been a two storey extension added in the late 1970's in natural stone with a 'Hardrow' concrete tiled roof.

Amount & Layout.
The building is currently used as a 3 bed family home, with living accommodation on the ground floor of approximately 80m2 and 61m2 of bedrooms / bathrooms at first floor level.

The proposed ground floor extension would create 17m2 of much needed additional living area that would be used as an extension to the existing kitchen to create a kitchen dining area / sunroom. This in turn would free up living space within the existing house for the needs of a maturing family. In addition, the proposed new decking would be a useful external extension to the living area of the house, and have the effect of helping to bring the outside in through the new bi-folding doors to the new dining / sunroom area.

Scale.
The scale of the new extension has been deliberately kept to a minimum. Set back by 500mm from each corner of the existing building so it does not detract from the aesthetic of the existing building.

Appearance.
The extension has been designed with clean lines and minimal detailing to complement the existing building. The choice of rendered walls and slate roofing is intended to differentiate the new extension from the existing building but at the same time keeping within the original design framework.

Access.
The proposed new extension and decking will have no effect on access to the existing building. The new proposed floor is level with the existing ground floor, which in turn will provide level access to the proposed new decking.

Vehicular access and transport links.
The proposal will have no effect on existing vehicular access and parking.

Emergency Services.
The proposal will have no effect on existing access for the emergency services to the plot, nor compromise existing 360 deg. access to the external facades of the building.