

## DESIGN & ACCESS STATEMENT

Proposed single storey rear extension

at

Chantry Cottage  
Main Street  
Terrington  
YO60 6PT

for

Mrs and Mrs J Green

Prepared by

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VALID  
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## INTRODUCTION

This design and access statement is prepared in support of a planning application in accordance with the requirements of the Government circular "Guidance on changes to the development control system" effective from 10 August 2006.

This statement describes the layout of the current property, the proposed alterations, and explains the basis of the design.

The drawings to support the application are: 024316-LP, 101, 201 & 202.

## ASSESSMENT OF EXISTING SITE

The modern flat roofed extension forming the current kitchen and dining room is poorly constructed and out of keeping with the rear facade when viewed from the garden. The flat roof is in poor condition and lacks adequate insulation, consequently the room is cold and difficult to heat properly. The applicants now wish to replace this with a new single storey extension.



Rear entrance

Flat roof

General view of narrow single storey building between kitchen and bedroom 4

General view of original outbuilding which now forms bedroom 4.

## DESIGN INTENT

The applicants are conscious of the importance of the traditional village scene and keen that any changes that they make do not have a detrimental impact on this.

## LAYOUT

Rather than follow the line of the existing footprint which tapers toward the rear, the new kitchen and dining room is rectangular in plan ie both the outer external walls have been kept parallel to one another. This has been done intentionally to make the roof pitches symmetrical and avoid a 'raking' eaves which would be impractical to align guttering to. This will also facilitate better space planning of the new kitchen and circulation. Also, a new doorway will be formed at the base of the stairs which can then be accessed off the kitchen. A new en-suite bathroom is proposed at the south end of the dining room which will serve bedroom 4.



General view of new extension looking from garden toward rear of house



Internal view of dining room and kitchen looking toward the stair.

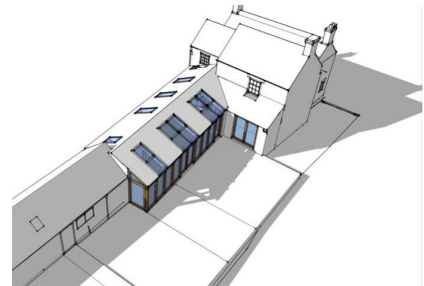
## EXTERNAL

Other than some reordering of the existing paved area surrounding the new extension and resurfacing of the driveway in gravel no other landscaping works are proposed.

## SCALE

The proposed extension has been carefully designed with an appropriate sensitivity of scale and mass to the existing property and the surrounding properties.

The height of the extension has been largely influenced by the desire to replace the existing flat roof with a pitched roof whilst maintaining the ridge line in keeping with the roof over bedroom 4. The ground levels on the neighbour's property to the west side of the extension are considerably higher than the applicants' side. Consequently, this gives the appearance that the eaves height is intentionally low. However, the existing eaves height along the west side of bedroom 4 is already quite low on the neighbour's side as the ground rises up from the driveway into their garden quite noticeably. Raising the eaves height of the new extension on the west side is not feasible, as to do so would mean that the roof line would cut across the bathroom window too greatly. The roof pitch here has therefore been kept as low as is recommended for pantiles i.e. min 30° and an inverted dormer will be formed around the bathroom window.



General view of new roof configuration.



General view of west elevation looking up toward neighbour's drive and garden. Note ground level rises against applicant's property



General view of existing wall to applicant's property which is constructed from coursed modern concrete stone effect blocks.



General view of existing first floor bathroom window and flat roof.



Further general view of west elevation to applicant's property. Note also applicants guttering which overhangs neighbour's property.

### APPEARANCE

The new extension will be constructed in modern insulated cavity walling using reclaimed stonework to match the original house, which has been specifically requested by the applicants' neighbours.

The windows and doors to the garden side will be constructed from green oak framing with double glazed units. Glazing has also been incorporated in the roof using patent type glazing and conservation rooflights. Additionally, oak framed glazing has been provided to the rear of the drawing room. This will maximise both natural daylight throughout the day and the outlook onto the applicant's garden.

The new roof coverings will be red clay pantiles to match. The existing boiler will be replaced by an air heat source pump thus removing the need for the existing chimney and oil supply line which is laid along the neighbour's drive.

The existing mono pitched roof over the garden room is to be raised to 30° which again is the minimum recommended for pantiles.

### SUMMARY AND CONCLUSION

The applicants consider that the proposal will improve the architectural appearance both from their garden and the immediate surrounding area i.e. their neighbours on both sides of the property, whilst creating a modern useable family home.