

Design & Access Statement for
4 Church View, Sherburn, North Yorkshire
REF-18/00009/HOUSE

Details

Mstr B Kirby
4 Church House
Sherburn
North Yorkshire

Description

The property is situated in the Village of Sherburn and occupies an ample site, set out as a right hand of a pair of semi detached properties.

Existing Design

The Property is set out as a traditional house, but is not suitable for the specific disability of Mstr Kirby

The approval allowed this to be facilitated.

Construction

During construction, it appears that the builder was unable to build the extension as per the approved plans.

The roof as constructed mirrors the pitch of the existing as opposed to under drawing the roof at a shallower pitch, as approved.

Were also informed that the window to the extension has been set at 800mm, where as the existing property's window cill is set at 700mm from FFL.

Again, it is unsure why this has happened, though the builder does request that if 700mm was to be implemented, then toughened glass would be required as per Building Regulations

Design Standards – As followed in original scheme approval

The following have been followed & consulted in the preparation of the scheme: -

- The Building Regulations
- Planning Policy
- The Disabled Discrimination Act
- CABE Gov't Policy interpretation
- Guidance on changes to the Development Control System circular
- Access by Design Website
- Part M Of the Building Regs ref disabled access

Conclusion

It is therefore concluded that the proposed revisions are suitable to be considered within S73