

DESIGN AND JUSTIFICATION STATEMENT

For The Proposed Extension
And Alterations To
Hayfield,
Main Street, Grindleton,
BB7 4QT

Date: December 2018
Job ref: 5548

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Clients Mr and Mrs Clarkson, as part of a Householder planning application for the proposed extension and alterations to Hayfield, Grindleton.

It is to be read in conjunction with the following planning drawings and Documentation:

- 5548-01 Existing Plans and Elevations
- 5548-02C Proposed Plans and Elevations
- 5548-03C Proposed Site Plan and Sections
- 5548-04 Existing Front Elevation
- Site Location Plan
- Bat Survey

2.0 PROPOSAL

The proposals comprise of a new porch and a rear extension to facilitate a boots room, open plan dining/living area at ground floor level with the creation of an additional bedroom, en-suites and balcony at first floor level. The existing dormers to the south west elevation are to be enlarged to allow large expanses of light to enter the bedrooms. The aesthetic of the property is to be enhanced with the roof covering upgraded to blue/grey Spanish slates, the proposed window frames are to be anthracite grey, the fascia's, soffits and rainwater goods are to be anthra zinc, dormers to be finished with zinc roofs and cheeks and areas of pigmento blue zinc cladding, Teak coloured hardwood cladding and render (as indicated on drawing No. 5548-02C).



To ensure the proposals remain subservient and are not intrusive to the surrounding area the land to the eastern boundary of the site is to be excavated. The approved landscaping incorporates a lower retaining wall, sleepers incorporating planting and a stone faced retaining wall with a railing above (Refer to approved external works scheme, planning application No. 3/2018/0638).

Further to the purchase of the property, our clients wanted to take the opportunity to enhance the quality and aesthetics of the property and site. Following pre-application consultation, the length of the proposed rear extension has been reduced by 0.8m.

3.0 SUMMARY AND CONCLUSIONS

In summary the proposals which form the basis of this application have been designed to provide a positive visual impact and architectural design for the site and surrounding area. The alterations to the dwelling will provide an appealing and quality aesthetic by using a careful selection of materials whilst ensuring the existing character and appearance is retained.

The design ensures that all current and future occupants maintain an excellent level of private amenity and adjacent property privacy has been respected and maintained.

Substantial Consideration for the site and area has been evaluated to ensure the proposals respect and ensure they are in harmony with surrounding properties and area.