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DESIGN AND ACCESS STATEMENT

For :

**PROPOSED EXTENSION AND ALTERATIONS TO 17 RIBBLESDALE VIEW,
CHATBURN BB7 4BB**



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Introduction.

This statement has been written to support the proposed works described in the associated planning Applications.

The property

This semi detached property was built in the 1940's and is set along a street of similar houses. Immediately to the west of the property is a gated access way to the fields on the northern side. Since they were constructed a number of the neighbouring house have been extended in a similar manner to that proposed in this application.

The house is two storey of a 'semi-de' style, with a single storey lean-to roofed lobby on the western side. A drive way can accommodate one car. To the rear of the house is the main garden that slopes down towards the northern boundary and the fields beyond.

Proposed works

The proposed work is to improve the internal accommodation through the construction of a two storey side extension. This will allow the kitchen to increase in size, a utility room to be included along with two bedrooms. The existing lean-to roofed vestibule will be removed.

Approach road to house

The property is approached via Ribblesdale View. The 'level' drive and parking area would remain unaltered and give sufficient space to allow a car to stop and passengers alight. The front door is accessed up a couple of steps.

Arrangement of the house.

The ground floor of the present house contains:

- Entrance hall / stairway.
- Sitting room.
- Dining room.
- Kitchen.
- Side vestibule.

The first floor contains:

- Landing
- 2 large bedroom
- 1 box bedrooms
- Family Bathroom.

The ground floor of the proposed house would contain:

- Entrance hall / stairway.
- Sitting room.
- Living room / Dining room.
- Kitchen.
- Utility room.
- Cloakroom.
- Study.

The first floor would contain:

- Landing.
- 1 large bedroom with a en-suite bathroom.
- 1 large bedroom.
- 2 medium sized bedrooms.
- Family Bathroom.

Design analysis

Since these houses were built, social expectations have moved on and the requirements on room sizes have changed. This family have now reached a point where an additional bedroom is required and the present bedrooms need to be changed to give the plan a better balance of room sizes. Additional ground floor space is also required as the present kitchen is too small and the house and no utility areas.

Design intensions

The internal changes are intended make a positive contribution the practical use and enjoyment of the property. As life styles have changes since the house was constructed, the proposed changes and extension reflect this by improving, increasing room sizes and the relationships between the present rooms.

Form of the proposed Building

The proposed two storey extension is set on the western side of the house. On the Southern (front) elevation the walls are set back from the present front wall to ensure the existing building remains the visually more dominant. The first floor wall is set back further than the ground floor to enhance this effect. Between the two a section of slate roof is proposed that reflects the existing slate roof running along this elevation. To the west the slate roof would be formed with a hip that again reflected the present roofs. The rear wall line would coincide with the existing, whilst the side wall follows the line of the boundary. Both of these features will allow the internal room sizes to be maximized.

The intension of the external form and the details is to accommodate the internal changes in an extension that is aesthetically pleasing, similar to the neighbouring extensions and therefore appropriate for this location. The design uses the existing building as the basis of the building forms and the proposed new details. The wall and roof materials and features will for example match the existing.

The proposed extension follows the form and general details of the similar extensions made to a number of the neighbouring houses.

Building details : Materials

Wall materials

The main walls will be constructed of masonry and finished with a smooth render finish that will match the existing pebble dashed rendered walls.

Roof finish

The pitch roofs will be finished with grey slates to match the existing. Verge and fascia boards are to be of softwood stained black to match existing. Soffit boards would be softwood stained White.

External surfaces

The hard standing will retain their present surfacing.

Joinery

Doors and windows : uPVC framed to match existing.

Windows

Windows and doors will be finished in white to match the existing joinery. The patio doors on the Northern elevation would give both access and views over the garden.

Floor levels.

The ground floor level of the house will be consistent with the existing. This will therefore be accessible to ambulant disabled people.

Options assessed

Other options for the design were considered, but regarded as unsatisfactory as they would result in an extension inappropriate to the house and visually too dominant. Options considered included a full width and length extension with a gabled roof and an extension with a 'step' along its side wall to respond to the angled line of the boundary.

Other fenestration options for the windows were also considered.

Entrance into and movement within the house.

Access to all of the ground floor rooms is gained via the present entrance hall. Access for disabled people would be via the parking area to the front of the house where people would alight from the vehicles. Internally the house will have sufficient floor space to ambulant people to enter, manoeuvre and use the facilities. The hall gives access to the kitchen and the living room. The upper floors accessed via staircases, accommodate bedrooms, studies and a bathroom would not be accessible to ambulant people.

The use of the ground floor plan by disabled persons will be improved by the provision of the proposed cloakroom. This will satisfy the disabled person's access requirements under Part M of the Building Regulations.

Crime prevention

The house is sited in a road of similar houses. Its rear boundaries are fenced and accessed only via the house or through a locked side gate. This arrangement will be maintained.

Climate change**Fabric heat loss**

The present house will be insulated to the standards required at the time of its construction. Windows and doors are all uPVC and fitted with double glazed units.

The proposed new area will be insulated at least the minimum level required under the current regulations. The proposed new area will therefore be insulated to a higher level than the present house.

Ventilation

Ventilation heat loss will be controlled through the use of windows with weather seals and trickle ventilators.

The utility room and cloakroom will be mechanically ventilated to current Building Regulations.

Lighting

Lighting in all the new areas will have high efficiency fittings and will contribute to lowering carbon emissions.

Landscape and setting

The present house has a parking area to west of the house accessed direct from the road. No changes to this arrangement are proposed.

The gardens to the North of the house will be redesigned and landscaped to accommodate the rearrange plan, thereby giving a better relationship between the internal and external uses of the house.



View of 'front' from Southwest



View of 'back' from North

Proposed South elevation

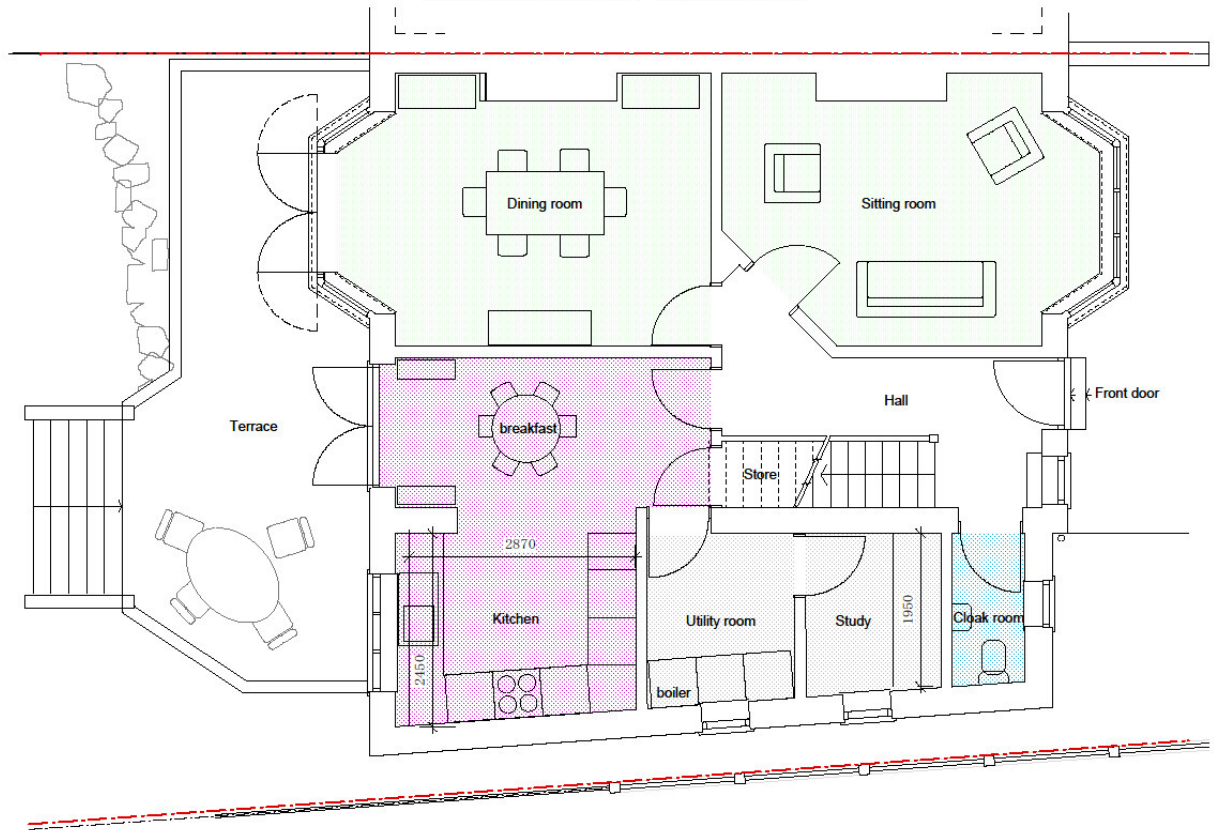


Proposed North elevation



21th February 2019

GROUND FLOOR PLAN : AS PROPOSED



FIRST FLOOR PLAN : AS PROPOSED

