

Design and Access Statement

School House, West Bradford Road, Waddington BB7 3JE



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1.0 Introduction

This document has been prepared by Bowman Riley on behalf of the applicant to accompany a householder application for proposed works associated with the development of School House, West Bradford Road, Waddington BB7 3JE. The proposed works will comprise the demolition of an existing two-storey garage and home office and the erection of a new two-storey side extension together with various internal alterations and associated landscaping works. This document should be read together with all other drawings and information submitted as part of this application.

2.0 Physical Assessment

The site is located on West Bradford Road, approximately 0.5 miles to the east of Waddington beyond the conservation area boundary. Adjacent land use comprises large, semi-detached houses to the south with open fields beyond; a primary school to the west; open fields to the north; and large, detached houses to the east with a dairy farm beyond. Local building styles range from 18th century sandstone farmhouses to Victorian villas. There are also examples of more recent houses of varying building styles built between the 1960's and present day.

The site measures approximately 0.15 acres. The property is positioned in the centre of the site and is set back approximately 10 metres from West Bradford Road. Access to the site is through a set of stone gate posts with a driveway leading up past the property to a two-storey garage and home office to the rear. There is parking space for up to 4 vehicles on the driveway but there is not enough space to turn a vehicle around.

The remainder of the site comprises sections of patio, planting and lawn with a summer house positioned to the rear adjacent to the primary school. Boundary treatment comprises a stone wall to the south; a stone wall with shrubs and trees to the west; a stone wall to the north; and hedges with shrubs and trees to the east.

The property was constructed during the late nineteenth century, first appearing on the 1885 historic map of the area. The building style of the front and side elevations display characteristics of the Victorian era with random coursed natural stone, stone quoins and a natural slate roof together with large, traditional windows and stone surrounds. It appears that the property was extended and/or modified in recent years with the addition of grey pebble dash render and a section of flat roof together with a random arrangement of small windows to the rear elevation.

The two-storey garage and home office to the rear adopts a similar building style to the rear elevation of the property with grey pebble dash render and natural slate to elevations. It dominates the rear garden, compromising far-reaching views over open fields to the north.

Accommodation is split over two storeys within the property. The ground floor comprises a hallway, kitchen, snug, living/dining room and WC and the first floor comprises a master bedroom suite together with three further bedrooms and a house bathroom. While the property is in reasonable condition it does not meet the requirements of modern family living in terms of accommodation and layout. There is also no physical and visual connection with the rear garden and far-reaching views over open fields to the north.

3.0 Planning History

Planning permission was granted for the demolition of an existing two-storey garage and home office and the erection of a new two-storey side extension, single storey front extension and single storey rear extension together with various internal alterations and associated landscaping works on 1st March 2021 (Application no: 3/2021/0033).

This application seeks to reduce the scope of works associated with the approved application described above. The proposed works will comprise the demolition of an existing two-storey garage and home office and the erection of a new two-storey side extension together with various internal alterations and associated landscaping works.

Following a conversation with the planning officer about the revised drawings on 11th May 2021, a decision was made to submit a new householder application for the proposed works because the new two-storey side extension protrudes 1.5 metres to the rear.

4.0 Design

The proposed works will comprise the demolition of an existing two-storey garage and home office and the erection of a new two-storey side extension together with various internal alterations and associated landscaping works.

4.1 Use

The property will remain in use as a single household.

4.2 Amount

The gross internal area of the existing property is approximately 215.9 m² / 2323.8 ft². This includes the existing two-storey garage and home office to the rear.

The proposed works will increase the gross internal area to approximately 280.7 m² / 3109.6 ft². This represents a 30% increase.

4.3 Layout

The existing two-storey garage and home office will be demolished to enlarge the rear garden and enable far-reaching views over open fields to the north. The new two-storey side extension will be positioned on the driveway to the side of the existing property. Access to the site off West Bradford Road will be widened and the front garden reconfigured to create a large parking space with a turning area to enable vehicles to turn around and exit the site in a forward gear.

The existing ground floor layout will remain largely unchanged as part of the proposed works. The existing opening into the sitting room and playroom will be enlarged to create double doors into the space. A new structural opening will be formed on the opposite side of the hallway to create double doors into an open plan kitchen/dining room which will lead through to a living room within the new two-storey side extension. Further accommodation will comprise a boot room/utility room, WC and external store. The living room/playroom, kitchen/dining room and living room will have access to the rear garden.

The existing first floor layout will also remain largely unchanged as part of the proposed works. The master en suite and house bathroom will be reconfigured to create access to a new master bedroom suite within the new two-storey side extension. Further accommodation will comprise another bedroom suite with a Juliet balcony overlooking the rear garden together with two bedrooms and a house bathroom. The new master bedroom suite will have access to a terrace maximising far-reaching views over open fields to the north.

4.4 Scale

The new two-storey side extension will respect the scale of the existing property and align through to the front meaning the existing front and side elevations will remain legible. The new two-storey side extension will also not exceed the ridge height of the existing property minimising impact on neighbouring properties to the south and east.

4.5 Appearance

There will be no alterations to the front and side elevations of the existing property other than the replacement of cream uPVC windows with off white timber sliding sash windows.

The front elevation of the new two-storey side extension will adopt the same building style as the existing property with random coursed natural stone, stone quoins and a natural slate roof together with large, traditional windows and stone surrounds.

The rear elevation presents an opportunity to replace the grey pebble dash render and rationalise the random arrangement of small windows. A beige textured render will be introduced to compliment the random coursed natural stone together with black aluminium crittal-style doors and windows. The order and symmetry of the new arrangement of doors and windows reflects the front elevation of the existing property.

4.6 Landscape

Existing landscape features will be retained and enhanced as part of the proposed works. A combination of hard and soft landscaping will soften the appearance of the new two-storey side extension with an outdoor kitchen/seating area where the existing two-storey garage and home office will be demolished maximising far-reaching views over open fields to the north.

5.0 Access

Approved Document M (Volume 1: Dwellings) of the current Building Regulations does not apply to an extension. However, reasonable provision will be made for people to gain access to the property from the most likely point of alighting from a car in addition to access and use of the habitable rooms and WC on the ground floor. Wall mounted switches and socket outlets in the shabitable rooms will also be reasonably accessible to people who have reduced reach.

6.0 Submission Drawings

Drawings submitted as part of this application include:

8551-BOW-A0-ZZ-DR-A-0001-P1_Location Plan

8551-BOW-A0-ZZ-DR-A-0002-P1_Existing Site Plan

8551-BOW-A1-ZZ-DR-A-0003-P1_Existing Ground Floor Plan

8551-BOW-A1-ZZ-DR-A-0004-P1_Existing First Floor Plan

8551-BOW-A1-ZZ-DR-A-0005-P1_Existing Elevations

8551-BOW-A0-ZZ-DR-A-1001-P1_Proposed Site Plan

8551-BOW-A1-ZZ-DR-A-2001-P1_Proposed Ground Floor Plan

8551-BOW-A1-ZZ-DR-A-2002-P1_Proposed First Floor Plan

8551-BOW-A1-ZZ-DR-A-3001-P1_Proposed Elevations

7.0 Conclusion

This document has been prepared by Bowman Riley on behalf of the applicant to accompany a householder application for proposed works associated with the development of School House, West Bradford Road, Waddington BB7 3JE. The proposed works will comprise the demolition of an existing two-storey garage and home office and the erection of a new two-storey side extension together with various internal alterations and associated landscaping works. This document should be read together with all other drawings and information submitted as part of this application.

It is hoped that this document has demonstrated that the proposed works are appropriate for the site and its setting and conform to the relevant planning policies and guidance.



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