

22.144 Design and Access Statement

For

Householder planning approval for alterations and refurbishment to existing dwelling including small single storey extension

At

83 Mellor Brow, Mellor BB2 7PN

1.0 Introduction

This Design and Access Statement has been produced to support a householder planning application for: **alterations and refurbishment to existing dwelling including small single storey extension**

This statement should be read in conjunction with the following drawings:

- 22.144.001 existing plans
- 22.144.002 existing elevations
- 22.144.003 existing site plan
- 22.144.005 proposed plans
- 22.144.006 proposed elevations
- 22.144.013 proposed site plan
- 22.144.016 location plan

2.0 Location

The application site is located on Mellor Brow (easting 364395, northing 431065) Mellor BB27PN. The site is an existing dwelling (C3) situated within an existing residential area.

Mellor Brow forms the Northern boundary and to the South lies open countryside which is protected under policy ENV 3 and ENV4

3.0 Use

The existing dwelling is currently unoccupied and has fallen into a state of disrepair following years of neglect. The proposed refurbishment work is urgently required to make the dwelling habitable again. Layout alterations are proposed to provide a dwelling which meets the requirements of modern family living.

4.0 Amount

The proposed development site has an existing area of 615m² / 6,600sqft. The existing building occupies a footprint of 120m² / 1290sqft.

The proposed building including the new extension will have a proposed footprint of 113m² / 1215sqft

The proposal intends to demolish the existing lean to porch structure and infill the area to the rear of the property where the former coal shed is positioned. Additional works are proposed to the roof as this is currently failing.

5.0 Access

The existing access from Mellor Brow will be retained as will the existing access door into the building on the West elevation.

6.0 Appearance

The appearance of the building will remain relatively unchanged with the exception of new windows to meet with current energy efficiency performance requirements. It is intended to remove the existing render to expose the sandstone beneath and treat this with new mortar pointing.

7.0 Layout and scale

The layout of the dwelling has been reconfigured to meet with modern family living requirements. There is a separated internal lobby off the main entrance door with utility and ground floor WC. The layout proposed a large open plan kitchen leading into a dining room. Upstairs the dwelling accommodates 3 bedrooms a bathroom and 1 en-suite.