

01.12.2020



Design and Access Statement

Full planning permission application for the raising of a roof and utilisation of loft as living space.

Estate Barn
Coniston Cold
BD23 4ED

1.0 Introduction

This Design and Access Statement has been prepared by Bowman Riley Architects Limited and is in support of the Full Planning Application for the erection of a proposed roof-space extension to the existing dwelling.

The purpose of this Design & Access Statement is to outline the proposal and illustrate how the proposed extension will integrate with the existing dwelling, while being sensitive to the existing materials and any neighbouring buildings.

This Statement should be read in conjunction with Bowman Riley Architects Limited, planning application drawings and other relevant information, which has been submitted in support of the Planning Application.

Previous planning approval

Planning approval for the raising of the roof of the property has previously been granted on 19th October 2018 under reference 2018/18989/HH, which was for a 1.2M extension.

Subsequent further detailed analysis of the building fabric through intrusive surveys has concluded that an additional 600mm of roof lift is necessary to create the necessary minimum headroom internally for living space. Therefore this application is for a total lift of 1800mm, and it is considered that this small increase will retain the improved proportional relationships of the overall property.

2.0 Physical Assessment

Physical Context:

The site of the proposed house constitutes a dwelling called Estate Barn located in Coniston Cold. The site is situated on Moorber Lane, just off the A65, with the street elevation North West facing. Surrounding the site are primarily dwellings of similar massing and material, however they are some distance away from the site. There are no overlooking issues from the property.

Social Context:

Surrounding the site are primarily domestic developments. The site is just a short walk from the centre of Coniston Cold, with the village of Gargrave two miles to the East and Hellifield three miles west.

3.0 Design

Use:

The proposed extension will provide much needed additional two bedrooms, shower room and play area, with an open ceiling to provide extra head room, to compensate for slightly lower ceiling height at the eaves. This will allow more light into the bedrooms and living space via three Velux roof lights. Light will also be provided by the three new windows directly below the roof lights and will match the existing windows. There is precedent for the proposed round window in the local vernacular as can be found on the nearest property along Moorber Lane. No windows have been placed on the road-side elevation to avoid any potential overlooking issues.

Amount:

The overall internal area of the proposed extension is approximately 105m² and 180m² including the block to remain at its current height.

Layout & Scale

The proposed extension falls above the footprint of the larger area of the property. The increased height proposes to create a better proportional relationship with the newer built extension to the barn. The accommodation is located to the South-West away from the road to reduce the need for windows in the North-West elevation. In order to keep the overall height lower, the pitch has been reduced as the eaves raised.

Appearance

The vernacular of the proposed scheme is respectful to its surroundings and all windows will match the existing property in materiality.

4.0 Access

The current access point from the A65 onto Moorber Ln, will continue to be accessible and is unaffected by the proposed scheme.

5.0 Drawings

The following drawings are enclosed within this planning application and provide detailed information of the proposal:

P (000) 001 Location Plan

P (000) 002 Existing Plans and Elevations

P (000) 003 Proposed Plans and Elevations

6.0 Conclusion

The proposed extension will provide much needed additional living space to the existing building. The increased height creates a better proportional relationship with the newer extension to the barn and respectful use of materials allows a seamless and respectful extension to the existing structure.

Reference Photographs:



Image 1: View from Moorber Lane of the barn as existing.



Image 2: View from rear of the property.