

WILSON KENNETT PARTNERSHIP

chartered architect · chartered architectural technologist
accredited conservationist · chartered environmentalist
planning and building consultants

Design and Access Statement

19 New Forge Court, Haxby



Introduction

This proposal is to extend to the front and rear of the property and a dormer loft conversion.

Design Principles and Concepts

The design principles and concept for these proposals is to provide addition accessible accommodation to meet our clients specific accommodation needs whilst minimising the impact on neighbouring properties.

Our client has specific medical needs and a condition that reduces her mobility over time and we are providing spacious accommodation that will allow for current and future needs. It will allow her, whilst she can, to sleep upstairs and accommodate guests without disruption. It will also allow for her future needs and the staircase is designed to be adapted in the future by the provision of a stair lift.

The design approach was to move the main bedrooms into the loft space and provide a spacious ground floor specific to our client present and future needs.

We propose to extend to the front to provide a spacious hallway entrance, to reconfigure the internal layout of the property, extend to the rear to provide a living kitchen area and to provide bedrooms and a bathroom within the roof space by the addition of a dormer.

Although the permitted development rights were removed when the property was built the dormer is designed to comply with normal permitted development rules and the alterations are carefully designed avoiding impact to the adjacent dwellings.

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Context

The context of the site is a recently built (1995) bungalow within Haxby.

Design process and Use

The design process involved discussions to determine client requirements, consideration of the impact on adjacent properties and the existing structure, revision of proposals and further client discussions.

Amount and Scale

The amount and scale of the development is shown on the attached plans

Layout

The existing internal layout is not typical, kitchen accessing off the living room, street access into the living room etc. The new layout is more suited to a dwelling allowing direct access to all rooms from the hallway. The new layout is simple and is shown on the attached plans.

Landscaping

There is no change to the landscaping.

Appearance

The property is traditional in form; this is maintained by using materials typically used on domestic extensions and matching where applicable the existing.

Access

Access to the site is unchanged which provides for fully accessible safe, convenient access to the building.

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