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DESIGN AND ACCESS STATEMENT

Duck House

North Stainley

HG4 3AU

August 2021

Job No. 072

Design & Access Statement

1 Introduction

This statement has been prepared in support of a Planning Application for a proposal to construct a single-storey rear extension and loft conversion at Duck House, North Stainley.

2 Planning History

No relevant planning history.

3 Site Assessment

The application site is neither in a conservation area or in the green belt. The principal entrance is located on the East elevation, accessed by a pedestrian footpath. The detached garage is located to the rear of the property. The property is constructed of brick with a slate roof. The garden is enclosed by fences and hedges.



Image: Google Maps

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4 Layout

Currently, the principal door opens into a hallway with stairs leading to the first floor and doors leading to the lounge, playroom and W.C.. Access to the kitchen is via the dining room or playroom. The garden is accessed through the dining room or utility. The property has 4 bedrooms on the first floor, a family bathroom and en-suite to the master bedroom.

On the ground floor the proposal aims to provide direct access to the kitchen from the principal entrance, and a small rear extension creates an open plan kitchen-dining room, with bifolding doors to the garden. The proposed loft conversion provides a master suite with a dressing room and en-suite bathroom.

5 Amount of development

	Gross Internal Area (m ²)
Total Existing	145.0
Total Proposed	185.6
Extra	40.6

6 Scale

In accordance with policy HS8 of the Harrogate District Local Plan, all new additions to the property are subordinate and will be constructed to match the existing.

7 Appearance

The extension will be built out of brick, to ensure it is in-keeping with the existing property and surrounding estate.

8 Access

Access from the road will remain unchanged, along with existing parking arrangements.

9 Security and Crime Management

The proposed windows and doors will meet the current Building Regulations for security and will contribute to a safe home.