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Design And Access Statement

Location: Meadow Croft, 2 Roecliffe Court, Hessay, York, YO26 8LD

Proposal: First floor gable extension

Introduction/Use

This design and access statement is produced for a first floor gable extension to 2 Roecliffe Court Hessay on behalf of Mr & Mrs Barratt. The existing dwelling is in a residential estate on the outskirts of Hessay accessed from Roecliffe Court for pedestrians and for vehicles. The property is currently a 3 bedroom detached. The property seeks to increase the number of bedrooms to 5 in order to provide further care facilities for a family disability.

Amount

The proposal is for a new first floor extension for new bedrooms over the existing single garage. The brickwork will match the existing and the roof will be tiled as existing. The plot as a whole is substantial enough for this type of extension and the build footprint is not increasing as all works are over the existing single storey build. There is no impact on the open space. The new roof is substantially lower than the main house roof and therefore the extension remains subservient.

Layout

The position of the proposed extension is to the gable of the detached house. The boundary is a 1.8m fence to the rear garden and gable. The frontage is largely open plan with parking courtyard. The gable does not create any further overlooking of the neighbours and is built largely on the existing garage footprint. The proposal will leave ample exterior open space for a typical dwelling of this type in this area.

Scale

The extension has a rectangular footprint to the gable with an appearance which will be visible to the street scene from the front and gable. It will remain subservient to the main dwelling. Eaves heights are set to those of the existing in accordance with the householder design guide. The new ridge is sufficiently lower than the existing.

Landscaping

The boundary treatment will remain as existing. The close boarded 1.8m fence will remain to the rear and gable. The frontage will remain largely open for parking and planting beds will be added. There is a hard landscaped driveway to the front which will be retained. The rear garden is lawned and will remain so.

Appearance

The proposed extension will be primarily render to match the existing with tiled roofs. Windows will be uPVC to match the styles and proportions of the previous windows while been suitable for escape purposes.

Access

The site lies on Roecliffe Court, approximately quarter of a mile North of Hessay centre. The site is accessed from Roecliffe Court for pedestrians and vehicles. There is a secondary rear access from New Lane. The property is on an easy walking route to local facilities and on public transports spine routes into York Centre. There are shops and amenities within walking distance.

Emergency and other service vehicles can enter the site at the front on primary access from Roecliffe Court.