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Architectural Designs

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Design & Access Statement

Location: 1 Glebe Way, Haxby, York, YO32 2GJ

Proposal: Single storey garage extension

Introduction/Use

This design and access statement is produced for the rear extension to Glebe Way, York on behalf of Mr Wright. The works consist of a new single storey rear extension to the detached property. The property is currently a single storey dwelling. The existing property is in a residential estate in Haxby, York. The property is currently a 3 bedroom detached property. The application seeks to increase the kitchen and dining area.

Amount

The proposal is for a kitchen, dining extension in single storey form with a flat roof, parapet walls and low level roof lanterns. The extension is 4.4m deep and 8.1m wide. The rear build line does not extend beyond the rear of the existing build form.

The plot as a whole is substantial enough for this type of extension and the build footprint is not increasing significantly.

Layout

The position of the proposed extensions is to the rear of the property and is corner infill. The extension is to largely square the building and does not protrude further back or to the side of the existing build lines..

Scale

The ground floor extensions are typical for this type of dwelling in the area. The roof line is significantly lower than any existing and subservient to the main house and neighbouring extensions. The extension has a depth of 4.4m and a width of 8.1m width.

Landscaping

The boundary treatment will remain as existing to the front and rear. The close boarded 1.8m fence and will remain to the rear. The frontage will remain largely as brick dwarf walls and low level fencing with the open hardstanding to maintain the parking area.

Appearance

The proposed extension will be primarily rendered and have a flat roof to contract the existing brickwork as the existing brickwork is difficult to match.

Access

The site lies on Glebe Way, approximately 0.5m from the centre of Haxby. The site is accessed from Glebe Way for pedestrians and vehicles. The property is on an easy walking route to the local conveniences and close to public transports main spine routes into York Centre. The bus stop is 50m from the property on Greenshaw drive. There are ample shops and amenities within walking distance.

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