



Design & Access Statement

SALT ARCHITECTS

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1.1 Background Information

Site address: **Springfield,
Turpit Lane,
Paull,
HU12 8AG**

Client Details: **Mr and Mrs Nicholson**

Agent Details: **SALT Architects Ltd,
54 Lairgate,
Beverley, East Yorkshire,
HU17 8EU**

Introduction

This document is to accompany the application for full planning consent for a single storey extension to the dwelling at Springfield. The site is **not within the Conservation Area** of Paull. The Site is also positioned outside the development limits boundary of Paull. As a result, this Design and Access Statement has been produced to support the House Holder Planning application.



1.2 Site

The proposed site is located at the end of Turpit Lane in Paull, and adjacent to the property of South Holme. With South Holme as there only neighboring property, the site boasts great surrounding views towards the North and East.

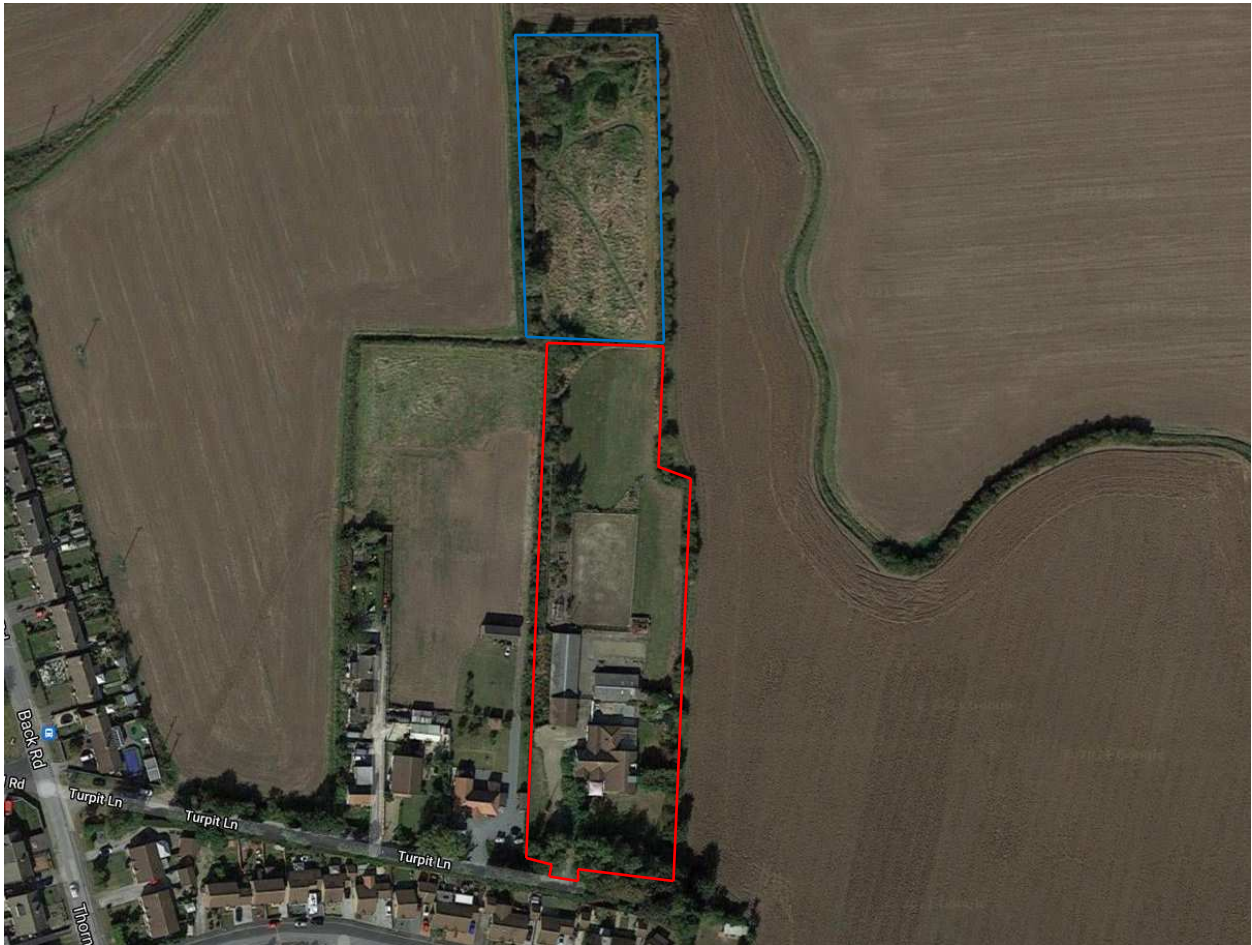


Fig 1 - Location Plan - not to scale – Google maps aerial view



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The site hosts a largely developed bungalow with areas of two storey, detached garage / study building with surrounding agricultural structures such as horse stables, storage stables along with horse training grass zones etc.

The site is set in a predominantly residential setting along Turnpit Lane.

Residential dwellings to the west of the application site are significantly set back from the road, creating a privacy buffer from the road and from each other.

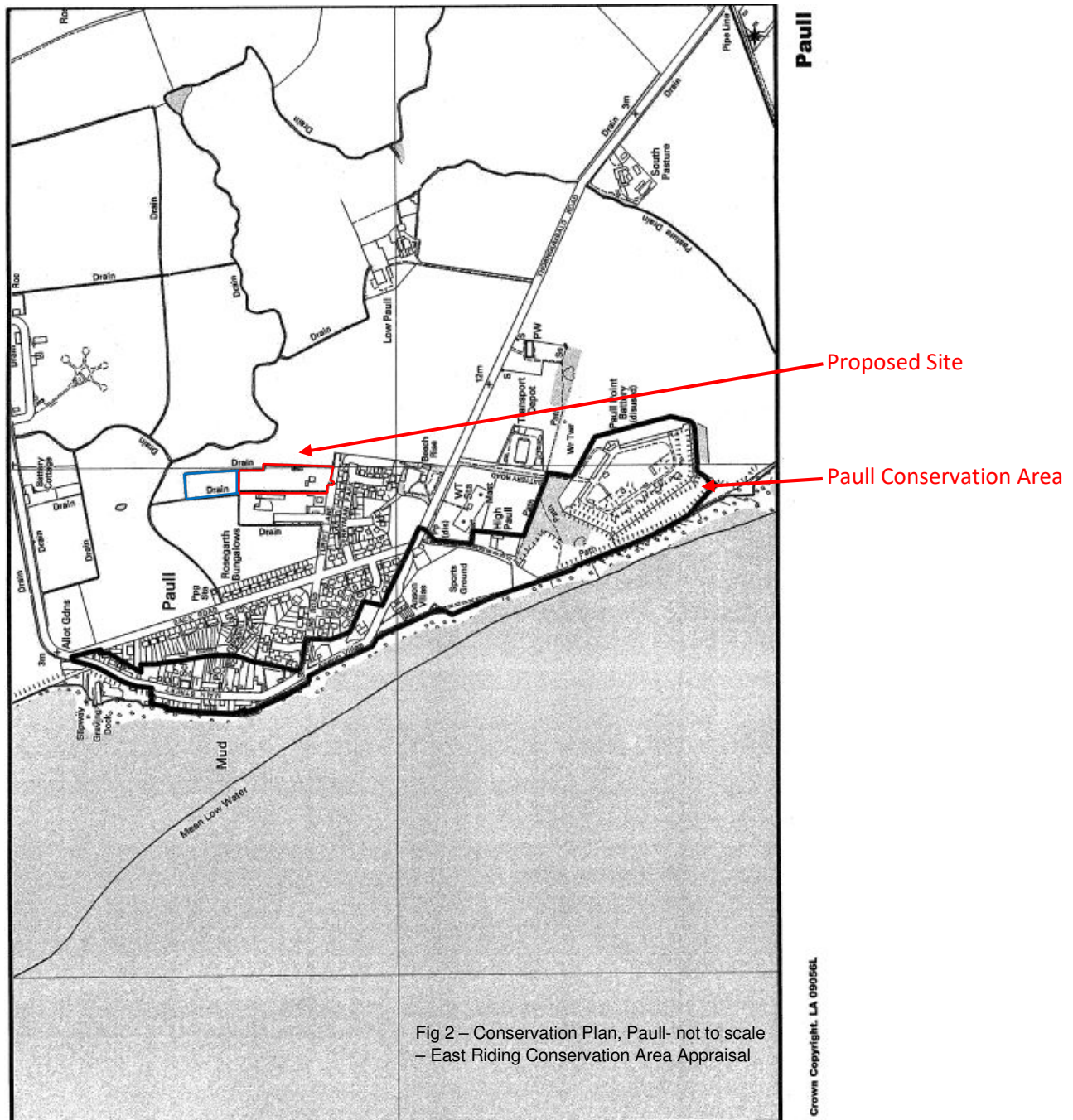


Fig 2 – Conservation Plan, Paull- not to scale
 – East Riding Conservation Area Appraisal



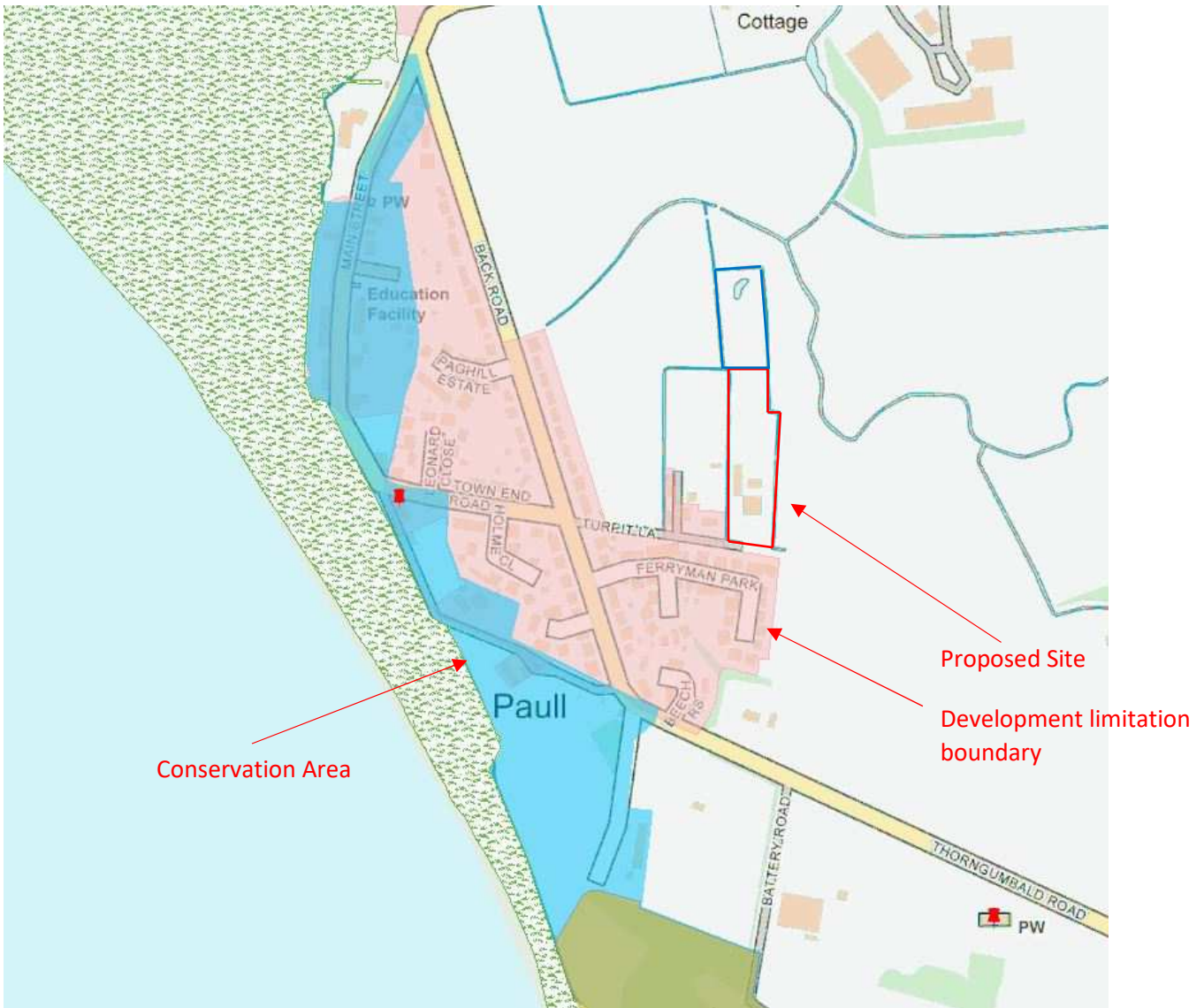


Fig 3 – Conservation area and development limitation boundary, Paul- not to scale – East Riding Conservation Area website

1.3 Proposal

The proposal for this application is for the replacement of the existing horse stable to the rear of the property to form a Garden Room.

The proposal will maintain the existing stable footprint, making sure that vehicular access to the far end of the property can be preserved, as well as not intruding visually from the main dwelling. Access to the Garden Room will be situated centrally from the main residence, creating a dual entry point to both the main dwelling and garden room.

The scale of the extension will be kept to a minimum and mimic the shape of the previous stable. The layout will host a large open plan social space with multiple views out to the surrounding landscape as well as access out into the central and rear courtyard. The glazing will provide direct views through the garden room from the lounge which helps transform the existing feeling of enclosure from within the central courtyard.

Sanitary facilities will be situated to the rear of the garden room, this will include a toilet, storage and additional washroom dedicated to the garden room only.

Externally, the proposal will use materials such as facing brickwork, render and roof tiles to match the existing dwelling to help tie into each other. Additional features such as the use of roof lights to the link extension will enhance natural light internally.



Photos of Existing



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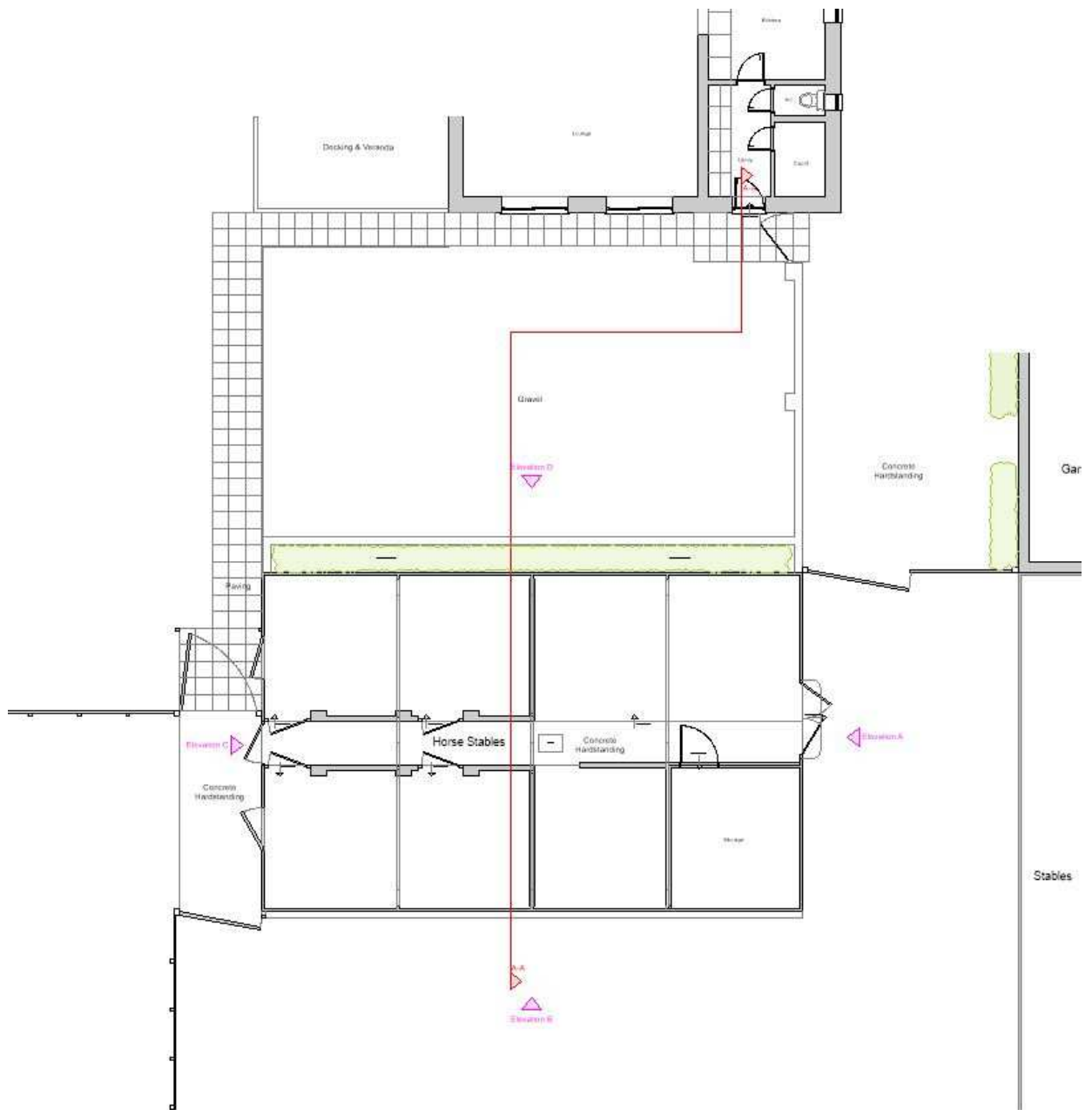


Fig 4 – Existing Floor Plan



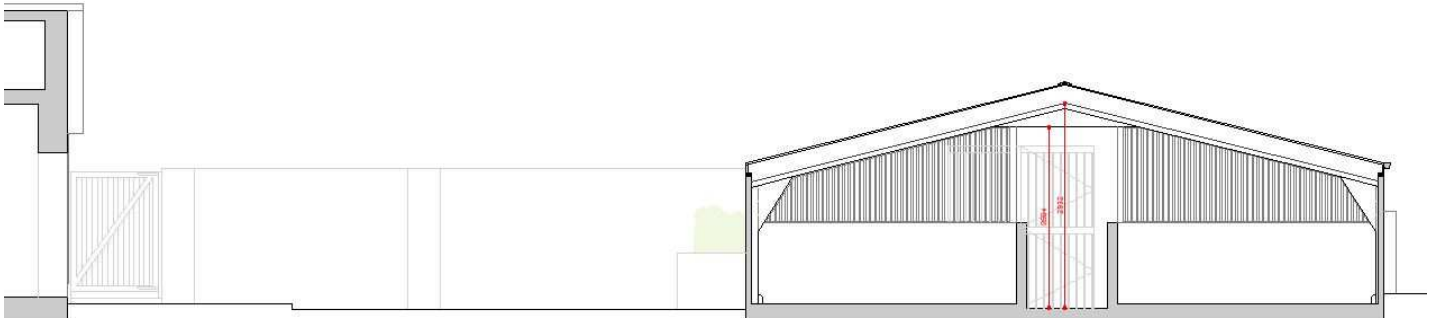


Fig 5 – Existing Section A-A

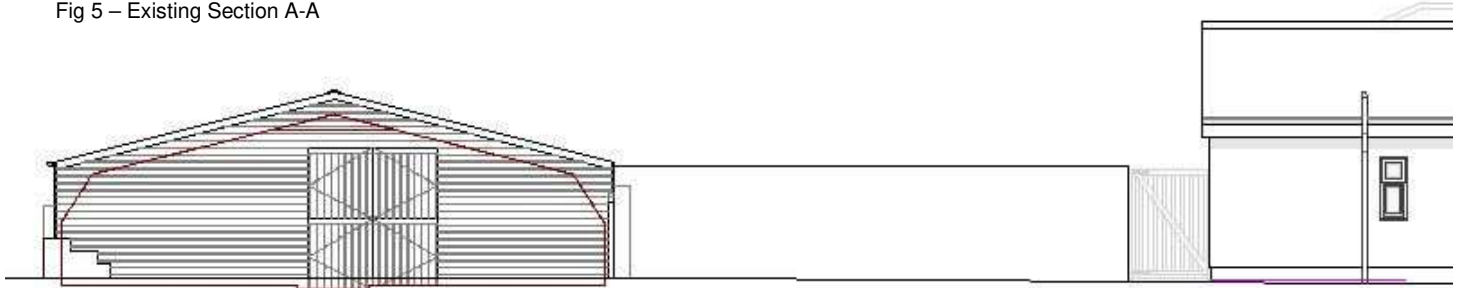


Fig 6 – Existing Elevation A

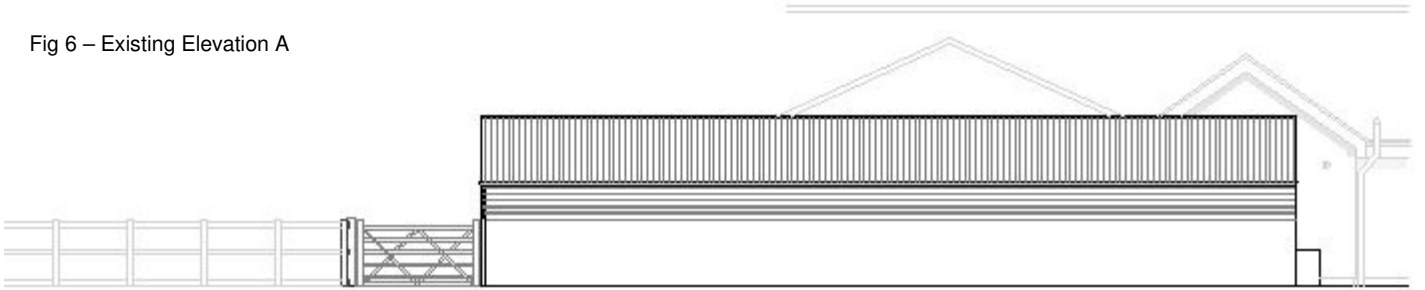


Fig 7– Existing Elevation B

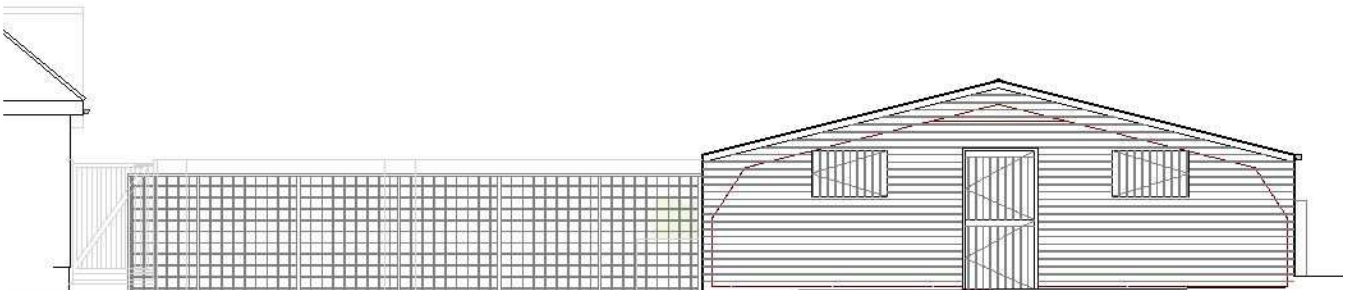


Fig 8 – Existing Elevation C

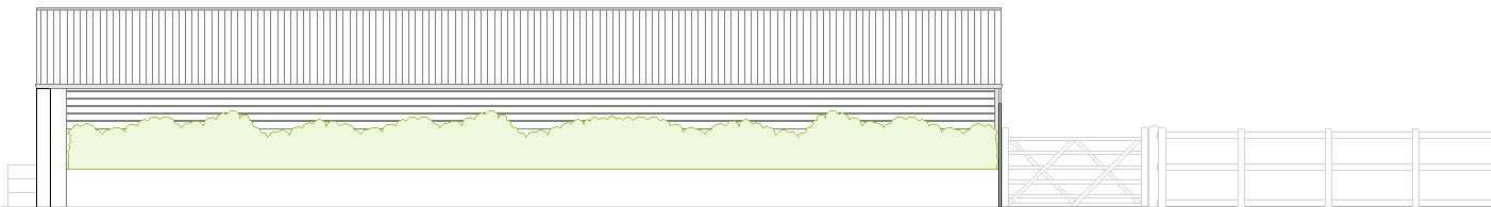


Fig 9 – Existing Elevation D



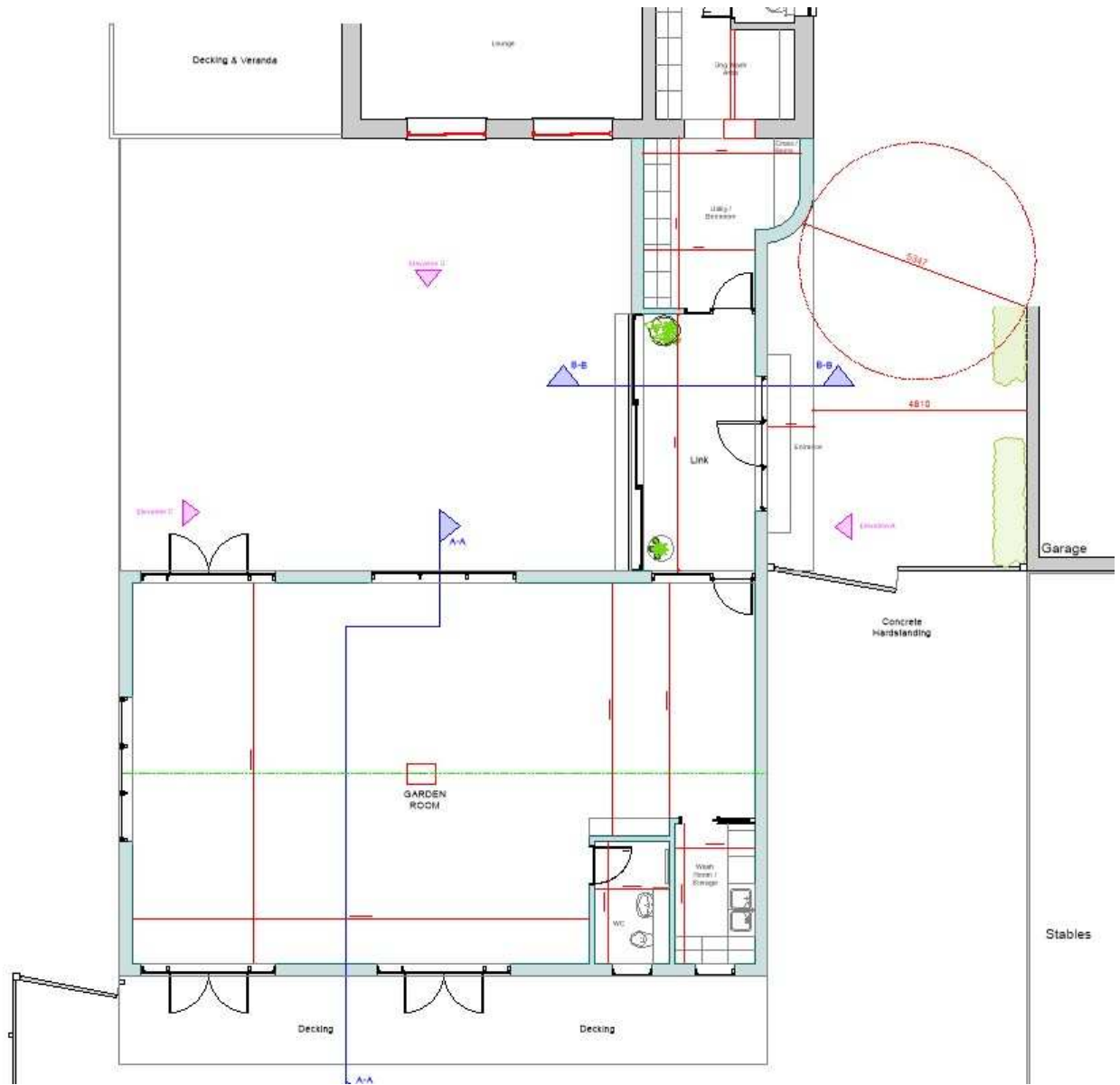


Fig 10 – Proposed Ground Floor Plan



Fig 11 – Proposed Elevation A



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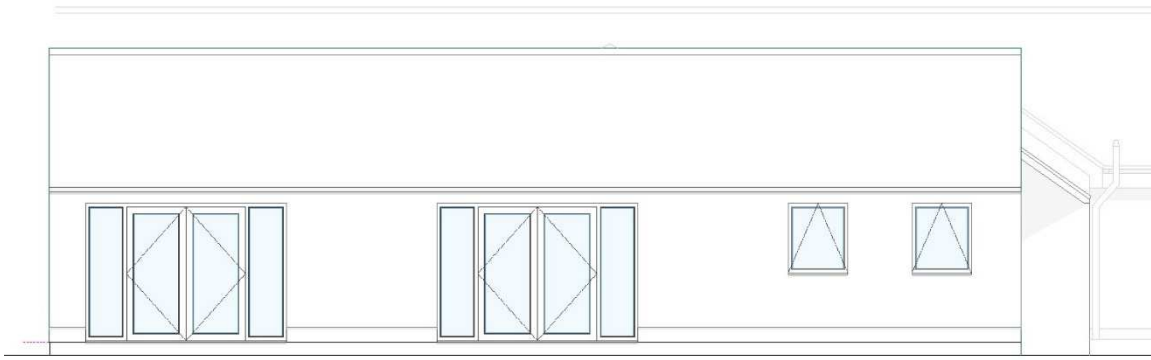


Fig 12 – Proposed Elevation B

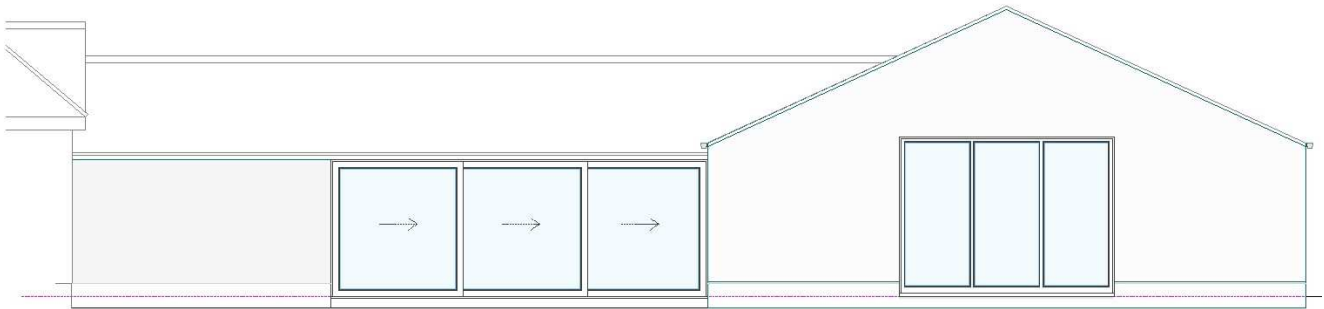


Fig 13 – Proposed Elevation C

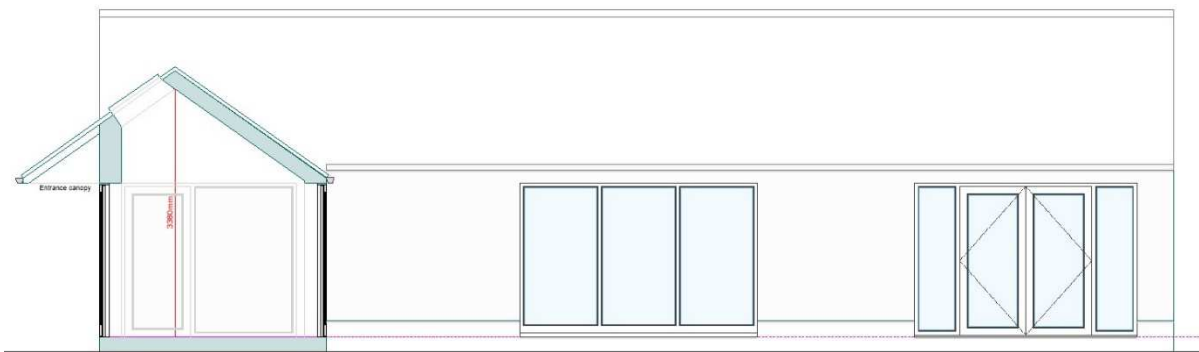


Fig 14 – Proposed Elevation D

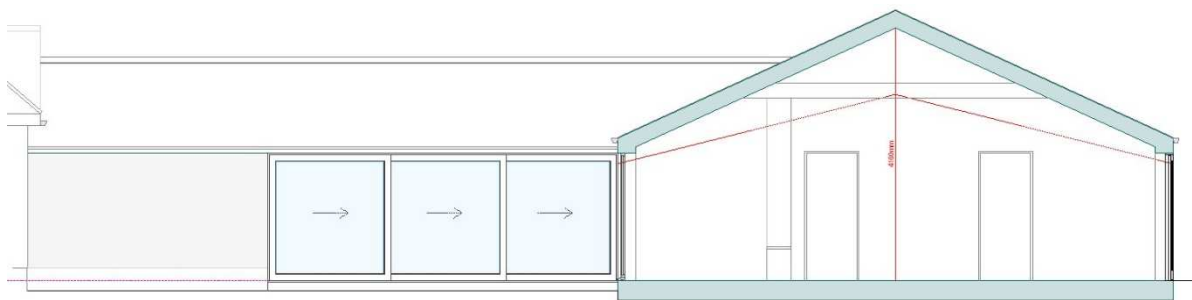


Fig 15 – Proposed Section A-A

