

5th Jan 2024

DESIGN & ACCESS STATEMENT

MANOR VIEW, CHURCH RD, THORNTON-IN-CRAVEN, LANCASHIRE, BD23 3TU

APPLICATION FOR *PLANNING CONSENT* FOR BUILDING OVER EXISTING GARAGE TO FORM NEW MASTER BEDROOM SUITE.

Assessment

Manor View is a two-storey detached house sitting in a large garden in Thornton in Craven. Built of local sand stone and grey slate around the 1980's, windows and gutters are UPVC. The house and immediate neighbours are all of similar size detached properties in large gardens. The entire area is residential with the only exception being a school and church.

Amount of development

The proposed extension utilises the existing garage foot print and proposes to build over in a light weight timber frame method with cedar cladding as to avoid over loading existing foundations. It is not thought to be over development given the large garden and already established footprint. Some small windows are proposed on the rear elevation but the neighbour is some 25m away and all other windows do not look onto any neighbouring dwellings and as such there should be no privacy issues. The design has been considered to full-fill the brief and at the same time matching and enhance the existing house and materials.

Scale

The two-storey extension has been deliberately stepped down from the existing ridge level as to make it subordinate to the existing, the new glazed gable helps to enhance and give balance to the existing frontage and at the same time helps brighten up what is a rather dark home

Layout

The general ground floor of the building comprises of 5 rooms with an open plan kitchen sitting area, this will remain largely unchanged only an internal wall removed as to give a more open plan lounge area. First floor once again will remain largely unchanged but the existing bedroom ensuite will be opened and link formed to allow access to the new master suite with glazed gable to provide the much sort after natural light. The sill of the stair window will be lowered as to provide more light into the centre of the home and existing lounge window also widened slightly as to provide the much needed natural light.

Appearance

The design is contemporary with traditional stone detailing and cedar cladding with large glazed gable to provide natural light and enhance the feel of the home. Smaller windows have been carefully positioned as to give natural light but not over power the features of the property. The original garage roof will be re-used and matched if a small number of slates

are required. All gutters and fall pipes will be black plastic to match existing and any facies and soffits also matched.

All works will be cared out to the highest standard and large amounts of insulation is proposed to the existing and proposed extension to help bring the home up to current low energy standards.

Landscaping

No alterations to landscaping or externals in any way are planned.

Access

No alterations are proposed to existing access or parking.