

Design and Access Statement.

Site address: No.7 lower Strand,
Catterick Village,
DL10 7LW

Date: 25 April 2018

Contact Details

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Frontage to 7 Lower Strand and neighbouring properties.

This Design and Access Statement forms part of the Planning Application and must be read in conjunction with the associated drawings which make up the principal information.

Description of development.

No.7 Lower Stand is in need of complete renovation. To this end, the proposals seek to create a high quality 3 bedroom terrace property with garden annexe. The proposals seek to reinstate high quality timber windows to the front and make use of the current loft space. The existing single storey concrete extension to the rear will be demolished to make way for a high quality single storey timber clad extension. The extension will make the small ground floor more usable and provide a living space fit for the 21st century. To the rear a new timber annexe is to be constructed to replace the dilapidated timber garage/store. The annexe is to provide living and sleeping accommodation linked to the main dwelling. It is not intended to be a separate dwelling.

Use

The use of the site is private residential.

Amount

The Total existing floor area is 122sqm

The Total proposed floor area is 125sqm a net gain of 3sqm

The Annexe is an additional 25sqm at ground level.

Layout

The layout of the plan has been designed to have minimal impact on the existing building, and will enhance and conserve many original features.

Scale and Massing

Massing and scale is in line with existing patterns, keeping the extension single storey respects the original design and allows the building to read appropriately. The height of the extension will remain low level so not to interrupt the first floor windows. The cat slide dormer to the rear roof slope will be smaller and subservient in scale to the the neighbouring right hand property. The introduction of a cat slide means that mainly roof material is visible and allows the opportunity to introduce Solar technology, Photovoltaics and Solar thermal panels - a point the applicants are very keen to pursue.

Appearance

Timber windows will be reinstated, dormers to the front take their cues for the numerous other dormers along the Strand. The rear materials reflect the coastal location and blend in well with the granite. The end result in subtle and respectful.

Access

Access at the rear is across a right of way from Church Road through 6'0" wide double gates. The rear garden is enclosed entirely by 6-8ft granite walls and will remain private.

Landscaping

It is proposed that a courtyard in the centre of the site will be constructed, designed to be low maintenance. Surface water will run into existing drainage gully.

Amenity

There will be no loss of amenity with the proposals for the applicants and neighbours alike. Both neighbouring gardens have buildings situated in them and thus inherently prevents any overlooking issues from the second floor cat-slide dormer. Open space in the application site will be enhanced.