

Project number

Project title

PD299	Proposed single storey extension to the rear of Barlow Road
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Assessment carried out by

Date

Richard Webster	09 th January 2020
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DESIGN ACCESS & HERITAGE ASSET STATEMENTS

1.0 SITE ANALYSIS

- 1.1 96 Barlow Road is a two storey, semi-detached, property to the West of Barlow Road.
- 1.2 The property is accessed via Barlow Road (Refer to OS site location plan).
- 1.3 The proposed development lies within the site boundary as identified on the site location plan.
- 1.4 The area of the site is 111m²
- 1.5 The site is relatively level.

2.0 PROPOSAL AND RATIONAL

- 2.1 The applicants have recently purchased the property and are keen to unlock its full potential to create a modern family home.

3.0 DESIGN PRINCIPLES

- 3.1 As described above the applicants are keen to maximise the properties potential by increasing and rationalizing the internal layouts and with the addition of a small single storey extension to the rear.
- 3.2 The existing kitchen will be extended to the side to create an additional living space with connection to the small rear yard via a set of bi-fold doors. The proposed extension will have a high-level window to the South elevation to minimise any overlooking to number 98.
- 3.3 The proposed extension will have a flat roof to minimise the impact on the neighbouring property. The flat roof will incorporate a strip rooflight / roof lantern. The proposed lantern, bi-fold doors and high-level window will provide a light and airy space that better connects the property to the amenity space at the rear.
- 3.4 Further alterations are proposed at first floor level with the relocation of the existing bathroom to form a larger second bedroom. It's proposed to replace the existing bathroom window with a high-level slot window (to match the new extension window). Again, the high-level window is proposed to minimise any overlooking to number 98.
- 3.5 There is no inherent loss of private amenity space about the dwelling as the development retains most of the rear garden.
- 3.6 The proposed development does not adversely affect the levels of amenity to the surrounding properties due to the carefully designed, high level windows.

4.0 DAYLIGHT ASSESMENT

- 4.1 The proposed extension will not reduce the level of daylight reaching the surrounding properties due to its location / orientation.

5.0 DESIGN SOLUTIONS

- 5.1 The following drawings show the Design Solution and form the basis of the Planning Application:

1. PD299-01 Existing & Proposed Floor Plan OS & Site Block Plan
2. PD268-02 Existing & Proposed Elevations

6.0 SITE ACCESS / CAR PARKING

- 6.1 The existing site access and parking will remain the same via Barlow Road