Design & Access Statement
Drg. 4130
Proposed extension to front & rear of detached house

at 2 The Horsepool, Burbage

Prepared by D.J. Wilkinson & Associates August 2008
Based on CABE Guidelines

DEVELOPMENT SERVICES
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Assessment

The Horsepool lies within the Burbage conservation area and enjoys a particularly good aspect, enhanced by its close proximity to the central area of Burbage.

The road is a quiet road, some neighbouring properties are of a similar age and design. In the main the area is dominated by much older properties.

The house is existing and therefore within Planning Policy RS5

The brief from Mr & Mrs Rowbottom, was to carry out their intention to replace an existing conservatory to the rear with a kitchen extension and to alter the front elevation to extend the hall and form a porch area.

Design Principles

The house is modern in appearance, with buff coloured brickwork and interlocking brown roof tiles. Its main feature being narrow vertical windows to front and rear. These details have been incorporated in the porch windows to the front elevation.

All materials and material matching will be strictly followed.

The design will be in keeping with and respect the character of the area and surrounding dwellings. Policy BE1.

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Access & external considerations

Policy T.5 Highway Parking Standards

These standards are already in place and will not be affected or minimised by the proposal. However, an increase of 2m to the dropped kerb width would ease access to the hard standings and the hard standings will remain as 2 coat tarmacadam.

All existing walls, fences and boundary treatments to remain as existing.

The rear amenity space will remain as existing 200sq. metres.

The driveway, front and rear entrances will be illuminated with security lighting for safety and convenience.