



Client: Mr C. Benham and Ms M Heywood

Date: 04/03/21

Job: 5-7 Gill Birks, Wilshaw

Job No: 1667

Design and Access Statement

Introduction

This Design and Access Statement has been prepared in support of a Listed Buildings Application. The LBC has been submitted in line with the variation of condition consent obtained 27th January 2021 (App. Ref. 2020/70/93674).

Use

The proposals consented provide at ground floor level, a new entrance canopy and modest extension to the existing workshop so as to provide space for a gym. The proposals also show a reworking of the internal layout of the entrance lobby.

At first floor level, the ground floor extension footprint is utilised for the purposes of an extension to the master bedroom (previously consented as a veranda – 2020/62/91235).

Amount

Following consultations with the conservation officer during the variation of condition application, the entrance canopy was reduced in size and therefore the resultant canopy is of a moderate size and does not compete with the host dwelling. The extension is also modest in size. The roof has been set down on the front elevation so as to give the appearance of subservience and the plan depth of the extension is subservient to the host dwelling by virtue of being stepped back on the front elevation.

Layout

At ground floor level a portion of the internal gable wall will be removed to allow the extension to provide one large space with the existing workshop for the purposes of a new gym. As previously mentioned, the internal entrance lobby and stair position have been reconfigured so as to be more useable.

At first floor level the equivalent works to the existing gable end will allow for the extension to function as an enlargement of the existing master bedroom. In addition, the reconfigured staircase in the entrance lobby alters the landing layout at first floor.



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Scale

All aspects of the proposal are in proportion with the host dwelling and are subservient to the host dwelling.

Appearance

The materiality of the proposed extensions is in keeping with the host dwelling, with the exception of the window material. However, here the intention is to differentiate between host and extension. At ground floor level the front elevation of the extension has a window of similar proportions and configuration to the host dwelling, at first floor level the intention is a contemporary contrast with the window aperture being larger and less fussy.

To the rear, the windows in the host dwelling are an eclectic mix. However, the ground floor extension window is similar in scale and proportion to the other windows in the rear elevation and the first-floor window matches the approach taken on the front elevation. The extension's gable end has been treated in a contemporary fashion with bi-fold doors, glazed Juliet balcony, sliding first floor doors and apex glazing. Stone detailing is in keeping, but apertures are purposefully large to make the most of views.

The addition of the entrance canopy in natural oak and is in keeping with the nature of the setting and the host dwelling. Newly proposed windows in the host building are in keeping with the host building in terms of materiality, proportion and configuration.



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