

Design and Access Statement

Project Number: 24_016
Project Name: 9 York Avenue, Bamford
Issued: Rev- 05.02.2025

This statement is written to comply with the 2016 CABI document: 'Design and access statements. How to write, read and use them'

This statement has been prepared to support a planning application for works to 9 York Avenue, Bamford. This document should be read with the application forms, existing drawings and proposed drawings.

The Process

The client has undertaken a thorough assessment of their use of the existing building and what is missing to futureproof their home. It is important to them to rework the existing floor plate as much as possible rather than extending to the rear. Sustainable issues have been integral to the design process, issues of overheating, green energy and heating cost have been discussed at length.

Assessment

The RICS building survey highlighted maintenance works required such as replacing glazing elements and thermal upgrades.

The relationship with neighbours is of utmost importance to the clients. In accordance with 1.7 of the SPD, the proposals have been discussed with the neighbours in advance of submitting a planning application.

Involvement

There have been no discussions with the planning department pre-submission.

Evaluation

An iterative design process was undertaken with the client, some examples are below.

In accordance with SPD policy 2.2.3 (contemporary design) we hope that this submission demonstrates high quality design and a clear design process.



C3. A



Use

This proposal aims to futureproof this house for its current owners for the next few decades by accommodating an open plan home. The expansion within the loft space of the loft room and the knocking through of internal walls to the ground and first floors has enabled the client to largely work within the existing footprint and avoid a rear extension which in terms of sustainability is an important choice. The provision of a porch allows the client to increase the thermal performance of the house as well as providing a much needed practical space.

Amount

Existing Ground Floor GEA –	102.9 sqm
Proposed Ground Floor GEA –	103.4 sqm
Existing First Floor GEA –	90.3 sqm
Proposed First Floor GEA –	90.3 sqm
Existing Second Floor GEA –	11.5 sqm
Proposed Second Floor GEA –	20.2 sqm

Layout

The rearranged dining and kitchen areas have been orientated towards the garden, away from neighbouring properties, reducing the potential for overlooking.

Scale

The footprint of the porch is located beneath an existing roof at the front of the house so creates no additional massing nor impact upon the neighbours.

Landscaping

2sqm of a new paved step is proposed to allow a gentle stepped entry. This paving is located within an area that is already paved.

Appearance

The proposed porch aims to respect the very symmetrical proportions of the existing house, it uses the same brick plinth. The pebbledash above this will match the existing.

The rear elevation changes unify a muddled existing elevation that has been added to historically. The use of a line of feature brick above the glazing has been continued.

Impact

The proposal has been designed to minimise impact on neighbouring areas.

Conclusion

This submission aims to unify the look of the rear of the house, whilst allowing better access into the garden and to create a much needed porch within the existing roof footprint.

It is believed that the proposals are compatible with the character, form, scale and proportions of the existing dwelling as well as being respectful to the existing materials.