DESIGN & ACCESS STATEMENT

(TO BE READ WITH DRAWING NO: 2008/36/01/02/03/04)

Address of site: The Grange, Mortimer Road, Cubley, Penistone, Sheffield, S36

Proposal: To demolish the existing detached house and three detached garages. To replace the house with a new stone constructed detached house with the emphasis on energy efficiency and to incorporate new detached garages.

Access: There is an existing entrance and driveway from Mortimer Road to the northern boundary of the site. It is proposed to create a new splayed entrance off Mortimer Road in place of the present one, with a turning area near to the garages. This driveway would be central to the axis of the house as shown on the drawing. 2008/36/02.

Landscaping: The existing sycamores are to be retained on the northern boundary with an application for works to be made with consultation in progress with TPO officer.
The existing stone walls around the boundary are to be retained with a wide visibility splay at the new entrance to the site.

Development of the design & appearance:

The House:

It is felt that to add to the present house with extensions would be incongruous and not fit for purpose. The present building is cold and damp and not energy efficient. It is felt therefore, that the design would be best served by demolishing the present building and replacing it with a well designed house which lends itself to upgraded living arrangements, whilst retaining the local stone vernacular. All energy efficiency requirements can then be an integral component of the design. (In this context, there have been other stone houses built in this area further up Mortimer Road.) It is felt that there is no outstanding features of the present building to justify the preservation of its design. The rooms are small and the kitchen

is without modern upgraded facilities. The only asset of the house being in its construction of stone.
The house will be constructed of natural stone, some from the present building, with stone heads, sills and jambs. Stone quoins, tabling, and reconstituted stone pitched roof.
There are two stone gables to the front elevation and a central portico to the main entrance. The windows will have sliding casements in keeping with Cubley Hall which stands opposite.
The proposed house occupies the present footprint and is extended to meet the new requirements at each side and front elevations as shown on drawings 2008/36/01 which shows the existing footprint and 2008/36/02 which shows the proposed extension to the footprint. There is no extension to the rear existing kitchen boundary

The garages:
It is proposed to have a two garage block with a central domestic workshop/store, constructed in stone with quoins, tabling and roof slates to match the main house.
Above the central garage will be a small domestic store. There will be one casement window facing and matching the main house.

Services: All services are existing on site. The new foul water drain will discharge into the main foul water system. The new surface water drain will connect to the existing surface water system.