

ERECTION OF A NEW TWO STOREY HOUSE AT 7 CARR HEAD ROAD, HOWBROOK, WORTLEY, S35 7HG

DESIGN AND ACCESS STATEMENT

The existing site

The site, which has already received planning permission for a two storey house, lies between numbers 5 and 11 Carr Head Road, which is the principal road running through the hamlet of Howbrook. Most of the houses on the road were built in the twentieth century and they reflect the large variety of styles and materials used in that century. There is no one particular architectural theme or style to follow.

The rear part of the site in the applicant's ownership is designated as for agricultural use, and this use will be maintained, the house and its garden occupying only the front part of the site, which is designated as residential use.

The proposed site layout

It is considered that the house previously granted planning permission failed to make best use of the site. The house in this proposal is designed around three criteria:

1. a 5 metre distance between the house/garage frontage and the front of the site to allow car parking in front in addition to the car space in the garage
2. the requirement for a 60 square metre back garden
3. leaving a metre gap between the end walls of the house and the side site boundaries.

These criteria produce not only the site layout but also the dimensions of the house.

The proposed house design

A two storey house already having been granted planning permission, it made sense to opt for a two storey house again. A duo-pitched 30 degree roof tops the proposed house, which is a simple rectangle on plan, giving the building a very traditional shape. Pastiche has been avoided by using a window pattern that leans towards the contemporary, but the use of a warm, brindled brick along with stone heads, sills, plinth and string course is designed to help the house blend into a rural setting.

Access

Pre-application advice confirmed that car turning space on site was not needed, as other houses on the road didn't have it, but two off road parking spaces were required and are provided. Wheelchair access into the ground floor of the house is provided by a gently ramping entrance way.

And finally...

Apart from the fenestration pattern, which was undecided at the time of the pre-application enquiry that we made earlier this year, this house design is virtually the same as the design submitted in that enquiry, and so we hope that this application is received as positively as our pre-app.

Jeff Sowerby on behalf of Tony Stacey