August 2015

Design & Access Statement

42 Cooper Lane, Hoylandswaine, Sheffield. S36 7JE



1.1. The Site & Surrounding

Cooper Lane forms part of Hoylandswaine village but is separated by open countryside and is generally recognised as its own hamlet. Cooper Lane is not within the Hoylandswaine conservation area but is surrounded by green belt land, in planning terms it is swept over green belt, BMBC policy allows for extensions up to 100% of the original area of the building within green belt as long as the original building remains the dominant form. There are agricultural fields to the North and across the road to the south, to the east & west are dormer bungalow's with lower floors built into the hillside, further to the East are a rebuilt stone dormer cottage and a new stone built bungalow, to the west are further one and two storey properties in render and stone. The neighbouring properties both have large north facing balconies /terraces at the ground/ entrance level.

The site slopes steeply down from the roadside, the property is on three floors with the lower floor being built into the hillside maintaining windows to the North, there is an existing balcony to the entrance level facing the views to the North across open countryside, the first floor is partially within the roof and has a flat roofed dormer to the roadside elevation. The property is currently three bedrooms with open plan utility space to the lower ground floor, there is a large single storey low pitched roof garage to the north and along the boundary with the neighbour to the west accessed by a steep drive to the east.

1.2. Consultation

A pre application consultation was undertaken, the letter response ref: 2015/ENQ/00436 from the Planning Officer Georgina Whitehouse is as below:

The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling. Large extensions are likely to appear particularly intrusive and will not normally be acceptable. The proposed front extension will appear an overly dominant feature and as such is contrary to policy and would not be an acceptable building form in this instance.

A reduced proposal allowing for a more traditional single storey front porch with a pitched roof would harmonise with the existing property and within the street scene. If the porch was in matching stone materials to harmonise with the front elevation, this would be a more favourable approach. Whilst I am not against front dormers with pitched roofs within this location, I think a traditional pitch with smaller dormers would be more appropriate, similar to those approved within the new build further up the road.

The proposed rear dormer, although not ideal due to the size, in this instance with regards to the orientation, and the fact that the design looks more in keeping than a traditional flat roofed dormer would be looked at favourable. The side windows proposed within the existing dwelling will be screened by the existing boundary treatment therefore will not cause any overlooking and would be acceptable.

2.1. Use & Amount

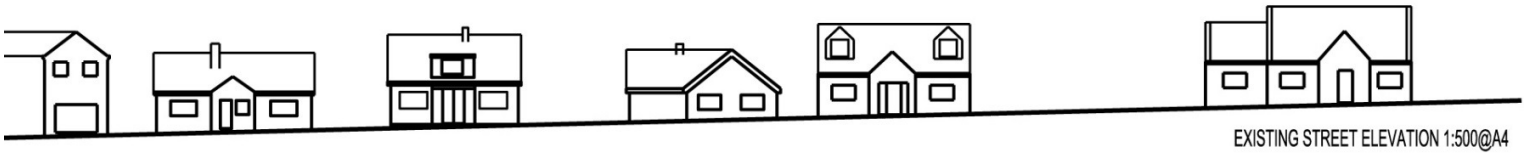
The proposal is to create further bedroom space and an en-suite to the first floor with the addition of a large pitched roof rear dormer and two smaller pitched roof dormers to the front, sitting alongside the existing front dormer which will have the addition of a new pitched roof. A new porch will be formed to replace an existing conservatory structure to the front. Part of the rear garage will be converted to habitable space/ games room and the balcony will be replaced with a modern glass and steel structure.

2.2. Justification

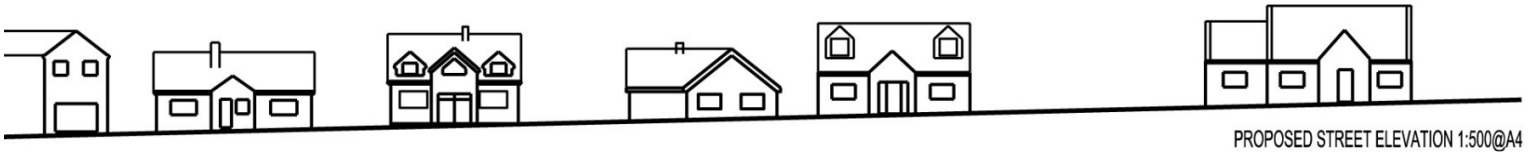
The proposal that formed the pre application enquiry and received the response from the planning officer detailed in 1.2, is shown below, the approach of combining what is currently an unattractive flat roofed dormer and PVC conservatory attached to the front of the house into a more attractive storey and a half pitched roof porch structure, not only gave the building a 'front door' in line with policy but was also in keeping with the remodelled and new properties to the East. Unfortunately the planning officer did not take the same view and further options had to be explored, these are detailed on the next page.







EXISTING STREET ELEVATION 1:500@A4



PROPOSED STREET ELEVATION 1:500@A4



1



2



existing



3



4

It was felt that option 4 was the most homogenous design, that created the space required while improving on the existing flat roofed dormer and pvc conservatory, the mono pitched roof of the dormers and the porch give the building an identity that is carried through to the rear of the property.

2.2. Justification

The new porch will be constructed in stone to match the existing and it is proposed that the existing roof and new dormer/ porch roofs along with the dormer walls are in a blue/ black art slate, this will not only soften the impact of the existing and proposed dormers but also homogenise the building with the neighbouring properties which use similar blue / black natural or art slate.



The proposal







Neighbouring buildings

3.1. Access

No alteration to highways access is required
No trees or habitation are affected by the proposals

There is sufficient off street parking for the increased property size

Emergency services can gain access to the property from Cooper lane.

Refuse & recycling area is provided at the rear of the house, roadside collection.

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building; a reception space and an accessible WC is provided at ground floor level

The property will maintain the existing mains sewer connection.

The majority of surface water will be dealt with on site with soakaways.

The building will have a high level of insulation and look to reduce energy demand wherever possible.

4.1. Contact

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Architect:
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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary homes and have been established for over five years, The Principle Architect, Andrew Brown, has a further ten years commercial London practice experience.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.





Example of weavers cottage

New Dwelling, Rockside Road, Penistone

Designed in a conservation area well renowned for its weavers cottages, the row of high level windows and industrial steel trusses give the building its historical reference in a contemporary open plan home.



New Dwelling, St Johns Drive, Grantham

A building of three parts currently under construction; two curved sedum planted roofs, slicing into a central 'modernist' box reduced the apparent scale and created a beautiful ever changing building from any angle, cutting edge ICF construction and the latest renewable energy sources complete this truly unique building.