September 2008

PROPOSED EXTENSION TO EXISTING PROPERTY AT 116 TOP ROW, DARTON, S75 5JQ.

DESIGN STATEMENT

Introduction

This design statement has been prepared in support of the Planning Application and should be read in conjunction with the application documents.

Our proposal comprises of a side extension to the side of the existing dwelling at 116 Top Row,Darton. The property is the end terrace house at the end of Top Row. As the last plot, the dwelling has substantial garden land to the side which we feel an extension within planning policy guidelines of up to 100% increase in size is acceptable. The proposal is 94% increase in site coverage.

Site Location and Context

The site is located at 116 Top Row area of Darton.It is within a residential area comprising late 19th and early 20th century terraced and semi-detached properties of 2/3 storeys, predominantly built of stone and red/brown brick.

The site is located facing onto Low Row and to the rear and eastern side of the site is large rear/side gardens, it was previously used as a large garden area with garage/ container storage area which we are proposing to remove, the adjoining land/garden is much larger than any existing or adjacent properties & therefore was not in keeping with the surrounding area. The proposed extension simply follows the architectural style and creates much needed residential accommodation for a growing family.

Site Specifics (topography/gradient)

As to be in accordance with the Councils requirements it should be noted that the changes in levels across the site are as follows:

It is evident from levels that the existing site, even in its current state has very little change in levels in the area which the proposed dwellings are to be sited, although there is a change in level from north to south boundaries of approx 1500mm but this is over 37+ metres and garden land useage. It should be considered that the site will be levelled prior to the commencement of any building work (subject to approval).

Social Context

To be in accordance with the Councils requirements it should be noted that the effects on social context are as follows:

There will be no loss of existing buildings and uses.

There will be minimal potential overlooking/overshadowing – the worst case scenario is to the eastern boundary where the gable end of the proposed dwelling is just over 22.5metres away from the existing dwelling to the side of the landscaped amenity strip (which is to a side elevation) and over 37 metres from the front proposed elevation to rear elevation to Low Row.At its worst point on the corner (south-east corner), we hope this would be acceptable as the proposed extension is perfectly in-

line with the existing dwellings (same building line)and is 19.2 metres away. As for distances across from Top Row and Low Row existing buildings,this is exactly the same as proximity/distances to existing dwellings.

The proposal is to be inline with Policies regarding extension in that every effort has been made to take into consideration a careful and thoughtful design process providing much needed accommodation of the relevant scale and aesthetic. It must also be noted that the scheme design has taken into careful consideration all of the Unitary Development Plan with regard to Transport and new development especially on this site due to its siting and design and amenity. The proposal provides in our opinion, more than adequate garden space to the existing dwelling, especially considering dwellings in the immediate vicinity has far smaller spaces.

Involvement of Community Members

Since the application has been initially made/registered, letters have been delivered and discussions have taken place with Council members and local residents regarding the proposed scheme, all opinions and recommendations have been taken onboard and adhered to. This,along with the councils standard advertisements on lamp posts, local publishing's and website can supply any queries regarding the proposal to an extremely detailed level.

Design Strategy

A simple approach to the site geometry has been conceived to enable the minimal impact of the proposed development to all existing dwellings and community members. The extension is arranged in a linear manner with the main habitable rooms of these units – maximising the benefits of natural daylight. Where possible, non-habitable spaces, second bedrooms and stair cores are positioned to the North or against main partition walls. The proposed extension is forming a visual link to the existing dwellings on Top Row with a slightly modern approach.

The proposed scheme continues an urban geometry generated by the existing dwellings on Top Row and Low Row, maintaining the architectural style of the buildings in this area.

Layout

As described above the following issues have been carefully considered; Accessibility and travel distances-these, where relevant are in accordance with all current British standards and design guidelines, including any disability requirements. Gradients and topography has been described in detail earlier in this document, the site well be graded level and where relevant, disabled access will be adhered. Crime and Prevention measure will be carefully considered so as to be in line with the Secured By Design Standard – ie – all windows and doors will be to a high BS Standard and all boundary treatments will be carefully considered accordingly so as to be as secure as possible-ie-minimum fence and wall heights and suitable materials.

Landscaping

All general boundaries to the scheme are to be treated with pressure treated softwood or similar approved based upon a dwarf-wall system will probable brick piers for security/support-or similar approved to a height of 1800mm.Low level planting around to be *Carpinus Betulus* or similar approved, also to be planted at low level to site boundary which shall also be planted at regular intervals to the boundary of the properties for privacy, shading and security all to be inline with existing materials and planting.The proposed driveway for the new dwelling basically makes

maximum use of the existing situation. It is proposed that the existing driveway is to be unaffected in order to provide 2 off street parking spaces to the existing dwelling and is to the southern boundary of the site and inline with all existing dwellings. It should be noted from the enclosed drawings that the existing site already has good access with dropped kerbs to these areas and as such should be of no concern to highways with regard to further traffic risks.

Access

Vehicular access to the front of the site is proposed via a single access/egress off Top Row (existing). This access is only for residents. An opening leads to a driveway and parking designed to provide minimum 2 spaces per dwelling (in accordance with the National Guidance) PPG13, it is hoped that the provision in accordance with a National standard will suffice. It must also be noted that the existing parking issues on the existing dwellings on Top Row and Low Row are such that some existing dwellings have on-street parking and that the proposed development will not create any further on-street parking.

Pedestrian access to main residential entrances of the proposed extension is via the existing footpath to the South and North of the site. This footpath extends to the front of the dwelling, helping to create a sense of visual and spatial link between the existing buildings along Top Row and the proposed extension.

Service Access

Access for refuse vehicles has been incorporated within the overall site strategy. Collection from the proposed scheme will be in accordance with the existing collection for Top Row.

Building Design

Our proposal offers a restrained architecture with a calm approach to the design and detailing. The development respects the materiality and scale of its neighbours.

The form of the proposed building has been generated from contextual issues. The idea is to maintain the character of the area.

The pitched roof design allows roof lights to match existing adjacent properties, which allows the 3rd partial storey to allocate study/playroom accommodation.

The 30º pitch of the roof reflects the scale of the slate/concrete interlocking pitched roofs of the existing residential building of the area.

The external materials proposed have been chosen to reflect those of the surrounding buildings and we believe are composed in a contemporary manner. The external wall material will be red/brown brick to match existing/adjacent properties or similar approved. The windows will be UPVC to match existing and adjacent properties. A concrete interlocking roof tiles system or similar is proposed to the roofs. A calm approach to the detailed design of the windows, eaves details, etc will compliment the development as a whole. The proposed scheme will be aiming to preserve and maintain the existing characteristics of the area.

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