

Design and access statement side/rear extension at 1 Elmhirst Cottages, Sheffield

The application property is a two storey cottage located in Smithy Hill, Thurgoland. The proposal seeks to add a rear orangery to the property.



view of rear elevation

The applicant wishes to build a rear orangery which will link the rear kitchen extension and bedroom and form a ground floor wc in order to facilitate the new works. The existing parking area on the drive will be maintained.

The owner wishes to construct the extension in matching natural stone masonry and a flat grey coloured roof with pitched lantern glazing . The existing kitchen extension is to be re-faced in matching stonework. The windows are to be white upvc double glazed units.

Doors & windows

Will be white upvc double glazed units.

All boundary walls, & fences are un-affected by the proposals, & will remain as existing. The proposal has no adverse effects on neighbouring residential amenity or property and that of the surrounding area, nor any transport or highway issues.

Design

The applicant is keen to improve the accessibility, quality and thermal efficiency of this property.

Use

The use will be an orangery with wc at ground floor.

Amount

The density is very similar to its immediate neighbours and other extended properties in the area. Existing infrastructure would not be compromised.

Layout

The rear space is designated as private amenity space for the dwelling. The site will be able to be overlooked from within front or rear of the extended building.

Scale

The extension is a similar proportion to the existing house. Human scale and warmth is achieved by the fenestration.

Landscaping

Grassed areas and hard paving at the rear is to be retained.

Appearance

The extensions will achieve a 13m separation distance as required by the LPA and the height will be single storey. A parapet wall detail to the flat roof and natural stone walling will result in an above standard appearance.

Access

WC is provided at ground floor.