Design Statement for Planning Application

Aug 2018

Proposal to demolish the existing dwelling and erect a new dwelling with garaging at 2 Silkstone Lane



Image **1**: Proposed Front elevation



Photo 1: View of the existing dwelling house, you can see how the house is very close (approx. 660mm) to the tall boundary wall (southern boundary)

Site

- The site is currently occupied by a 4 bedroom dwelling House
- The site area is 1646 sqm
- the site is located on the corner of Silkstone Lane & Lane Head Road.
- The site is within the village envelope of Cawthorne but is not within the conservation area of the village. (acc. Cawthorne Village Design statement)
- access onto the site is via a narrow drive from Silkstone Lane
- The dwelling has large rear and front garden.
- The current house is approx 600mm from the southern boundary wall
- This wall is approx 3m high and runs the along the entire southern boundary
- There is a covenant on the site that no building can be erected within a distance of 70 ft from Silkstone Lane
- Over the existing timber fence of the North Boundary the ground falls down/rocky outcrops to Lane Head Road approx 4m lower.
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Proposal

- The new owners now wish demolish the existing structure and construct a new single family dwelling house with integrated garage, a private driveway leading to a garage building to house a private car collection and gardens.
- The main house will be a 3 storey (note: 3rd storey is in the roof space), 5 bedroom detached dressed stone built house, with a slate pitched roof, Zinc clad entrance portico with pediment, single storey rear living space using glass sliding doors, zinc cladding with flat roof with terrace overlooking rear landscaped gardens.
- The driveway from existing entrance from Silkstone lane will be widened, the existing stone wall will be rebuilt to allow for a wider driveway and the new sliding timber gates set 6m back for the pavement.



Photo 2: looking at the house from Silkstone Lane. Access is narrow at the moment. We proposed to rebuild the wall to create a wider opening, the electric security gates will be set 6m back from the road to allow the cars to drive off Silkstone Lane while the gates open reducing the risk of waiting on the road. **Below Photo 3**: Timber fence running along the North boundary to be replace with stone wall which will extend to 'tie in' with the existing stone wall seen in Photo 2. the beech hedge will be retained.



- The Client wishes to replace the timber boundary fence running along the North boundary with a new stone wall which will connect to the existing stone wall fronting Silkstone Lane. To increase security and enhance the appearance of the site, the existing beech hedge will be retained.
- The new driveway runs parallel to existing boundary wall (southern boundary) which leads to a new single storey garage building, to house a private historic car collection for 8 vehicles.
- The driveway is positioned 1.8m from the boundary wall to allow a 'planting zone' for a number of new trees to be planted as an 'avenue' to increase visual appearance and for privacy for the owners from being overlooked.
- The garage's materials will reflect the 'modern' rear design of the main dwelling house.
- The site rises towards eastern boundary where the garage is located and we propose to build the garage approx 1200mm 'into' the ground, thus reducing its impact on the site.

- The flat roof of the garage will be a natural sedum roof to reduce the visual impact for the Clients but also the neighbours. The roof level will be below the retained boundary wall on the southern boundary .
- The garage includes an office which abuts up to the new boundary wall located on the northern boundary.
- Front gardens to be lawn and soft landscaped inc. a terrace outside the kitchen and a path leading from the front portico to a fountain feature.
- Rear gardens to be soft/hard landscaped
- The new dwelling house is set 4.8m away from South boundary and 2.5m (at closest point to the Northern boundary (a new wall)
- The new dwelling house orientation has been rotated to be parallel to the southern boundary, squarely fronting Silkstone Lane.



Photo 4: looking towards the rear of the property from the rear garden. you can see the boundary running along the southern boundary.

- The house we make use of solar panels (shown of proposed south elevations), ground source heat pumps, grey water recycling, mechanical heat and ventilation system and sedum 'green' roof to reduce its carbon footprint and be as energy efficient as possible.



Photo 5 Apex of entrance gable approx. 9m above GL. Just below the eaves there is a dressed ashlar finish stone brand which appears on the new proposal.

- The existing dwelling house has a strong entrance gable feature which at its apex/ridge approx. 9m from its FL
- On the proposed front elevation the apex of the proposed entrance portico is also 9m above GL to draw a link between the new and old structures, although the new dwelling is larger this device will help keep control the scale of the new dwelling
- Our new dwelling main ridge is 750mm below that of neighbouring house 4 Silkstone lane
- To ensure that there is a design 'lineage' linking the old house to the new house we have also (together with similar ridge/apex and eaves heights) we have included a dressed ashlar stone brand running below the eaves as seen on the existing house.
- The front of the house most closely matches the rural character of the Village. Although the site is very well screened from the main road(s) the Client wanted the new dwelling to fir in with the village.

Conclusion

- This Design statement is to be read alongside the drawings and the Design and Access Statement submitted with this Planning Application.
- The designer has worked closely with the Clients to submit a well developed scheme to suit their requirements while also addressing the issues raised from the Pre application advice
- The Clients and many of their family members are from and live in the village, so the designs we propose take great care to balance the traditional vernacular of the village with a Clients wishes to build a modern, energy efficient contemporary home.
- We very much wish that you will support our proposed application



Image 2 above : Proposed Rear Elevation

Image 3 , below : Proposed Ariel view

