

DESIGN AND ACCESS STATEMENT

for

6 MOUNT PLEASANT COURT

CRANE MOOR

SHEFFIELD

S35 7BT

Ref:
0939

Date:12/11/09

Revision:

Details

The Site

6 Mount Pleasant Court
Crane Moor
Sheffield
S35 7BT

The Client

Mr & Mrs Holmes
6 Mount Pleasant Court
Crane Moor
Sheffield
S35 7BT

The Architects

TAD Architects
Limelight Building
Unit C1, Centenary Works
150 Little London road
Sheffield
S8 0UJ

Introduction

The purpose of this Planning Application is the addition of a domestic first storey extension above an existing double garage, comprising bedroom, shower room and walk in 'wardrobe'.

Context

The site is located in a small rural village, in a recent development, circa 2000, to form a cluster of 8 houses around a shared drive/cul-de-sac. These buff stone houses are all detached with garages, some of which have already had additions above the garages, in the same materials as the existing houses.

The existing garage and house is of natural quarried stone with flat concrete tiled roof, PVC window frames and gutters.

Design

The intention is to create a master bedroom above the existing garage with an additional ensuite shower room and walk in 'wardrobe'. The existing garage roof will be removed and a new wall built forward of the existing garage door. This will allow a door to be formed at first floor level from the existing stair landing into the new room and keep the existing ground floor door as internal access to the garage. The position of this new wall will be setback behind the general line of the existing building, although due to the location of the existing door the setback will only be 500mm.

The roof of the extension will be a continuation of the existing pitched roof, the setback to the front façade will lift the new eaves height higher, so breaking up the gutter line along the front of the house. The existing garage door will be moved forward into the new front wall.

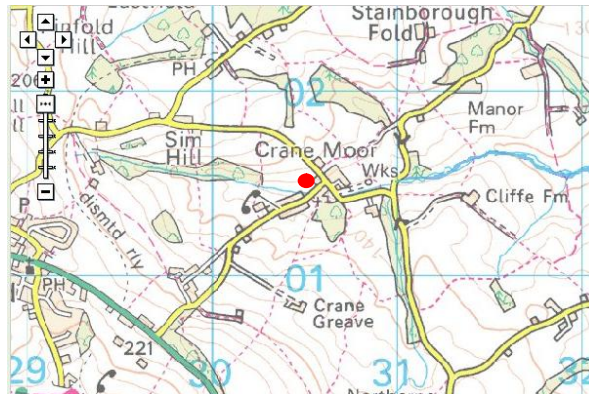
The new extension walls, roof and stone window surrounds will be in matching materials and have similar decorative details to the existing. The windows will match the existing, including the stone surround details, with the exception of 2 new 'Velux' style roof lights on the rear roof.

The rear elevation will have a lower eaves level with a stone cable surround to the window.

The existing drive will be widened to accommodate easier access to the double garage, when another vehicle is parked on the drive. This will be in the same material as the existing drive, tarmac, with a small fall to allow the water runoff to drain into the garden area.

Flood Risk

The Site is not located within the flood plains indicated on the Environmental Agency Website and shown on the map taken from that site below.



ACCESS STATEMENT

There will be no change to the existing provision for vehicular and pedestrian access to the site. Pedestrians will still use the existing main entrance to the building.