

J Mahoney Architects

Design & Planning

Design & Access Statement to accompany application for extension to existing dwelling at 10 West Crescent, Oxspring, Sheffield, S36 8YU.

Introduction

This statement has been prepared on behalf of Mr Stuart Turner and will accompany a Householder Planning Application (PP-12923864) for the extension of their existing property at 10 West Crescent, Oxspring involving the erection of a two storey extension to the rear of the property and a small single storey side extension.

Context

The site is situated within the existing settlement boundary of Oxspring. The site is approximately 2 miles from the centre of Penistone, the principle town in the area.

The site is surrounded by existing residential properties to the North, South and East. These are all of similar period and of two storey construction, the adjoining property having previously been extended also. To the East the rear garden backs onto to allotments and then further to the Trans Pennine Trail (TPT).

The site is served by several local bus links no.s 21, 21a, 23, 24, 24a, 25, 29 & 408 these link to other local and national rail and bus services from Penistone, Chapeltown, Stocksbridge & Barnsley.



Aerial view of site

The site is currently used as a residential dwelling and will remain so under these proposals. The site is set back from West Crescent with existing parking spaces to the front of the property. A driveway to the side of the property provides access to the rear of the house. The dwelling has a modest front garden and a good sided rear garden area, circa 16m long at its smallest measurement.



The scheme proposes to extend the existing dwelling at 10 West Crescent to create an enlarged kitchen & dining space with side entrance porch, laundry room and downstairs WC all housed within the single storey side extension. At first floor level the existing rear bedroom will be extended and contain an ensuite shower room and storage cupboard.

The existing three bedroomed dwelling will not gain any additional bedrooms, with the focus being to make the existing rooms larger and more habitable & functional.

The changes are being made primarily to house the applicant and their ward, who is registered as partially sighted and has a moderate to severe learning disability. The upstairs of the rear extension will allow for the creation of a small sensory area in their bedroom. Also included in the room's extension will be an adapted ensuite bathroom. They have several PAs who assist them in showering and dressing appropriately for the day. Having their own bathroom would allow them to get ready inside their own room, giving them privacy. Currently with only one bathroom, we have to coordinate showering and dressing to ensure that both the ward and applicant have privacy whilst getting ready. The larger kitchen area will allow for adaptations and extra space which would allow them to assist in supervised meal preparations, which will help to build their confidence and self esteem.

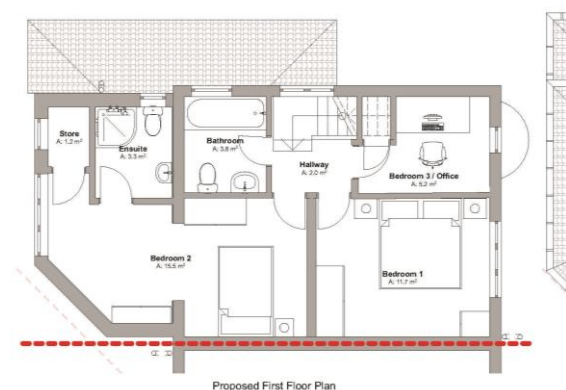
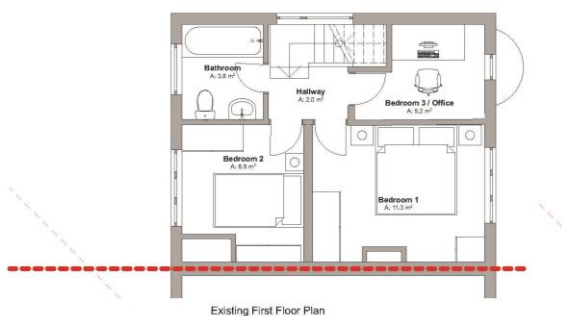
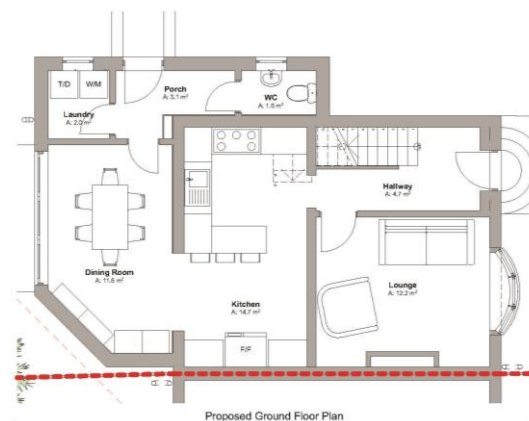
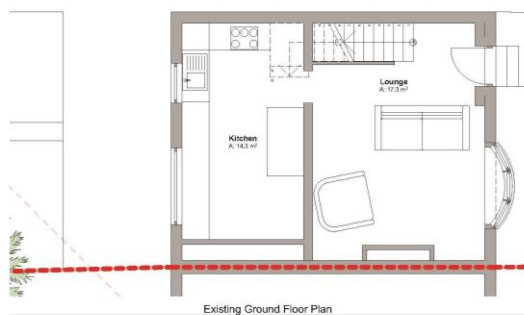
Access

Access to the property from the highway will remain unchanged for both pedestrians and vehicles, however a number of changes will be made within the property boundary to facilitate better access and egress both in vehicles and on foot.

The existing concrete fill & concrete flag driveway will be replaced in a concrete paviour block paving in a brindle colour to give a smoother more accessible approach to the property as well as around the side to the garden. This will give greater freedom of movement around the property for the occupants partially where partially sighted.

Part of the front garden hedgerow and lawned area will be removed to accommodate an additional off street parking space. Also in aid of easier navigation to and from vehicles for partially sighted occupants.

The access to the front door of the property will also be extended and rebuilt to facilitate easiest access into the property. Currently there are only two small, steep sets of concrete/stone steps with no landing before the door.



Amount

The scheme seeks to create the following additions to the property;

The redlined site measures 248.8m² / 0.0249 Ha.

The existing dwelling measures 71.4m² GIA / 82.5m² GEA

The extended dwelling measures 106.0m² GIA / 121.7m² GEA

This extension is comparable with other recent enlargements to other properties in the local area namely,

13 West Crescent, Oxspring, Sheffield, S36 8YU – Two storey rear extension

14 West Crescent, Oxspring, Sheffield, S36 8YU – Two storey rear extension & porch

Layout

The site currently holds one half of a semi-detached dwelling, no.9 West Crescent being the neighbouring pair. The proposals seek to extend the dwelling to the rear into the existing large garden.

The two storey element of the rear extension will be almost the full width of the existing dwelling at approx. 5.35m, with a small step back from the boundary for aesthetic as well as practical construction reasons. It will project 3.0m from the existing rear wall of the property at greatest. The existing windows of the neighbouring property have been taken into account and the corner of the extension chamfered accordingly so not to impinge on the natural light or vistas of their existing ground and first floor windows. The combination of the above seeks to demonstrate the change from the original property to the extension, with the extension being smaller and therefore subordinate to the original dwelling.

The single storey side extension element houses functional non-habitable spaces with obscured windows for natural light and ventilation only.

The proposed new rear bedrooms will remain overlooking the property's own rear garden amenity space. The addition of a window into the existing bathroom is for the benefit of additional natural light and ventilation and will be fully obscured (as noted on the drawings) so not to overlook the rear gardens of the adjoining dwellings.

The existing rear garden will be relandscaped by the owners to suit the proposed scheme.

Scale

The existing property is a two-storey dwelling with an average footprint, resulting in an average two storey ridge height, approx. 8.3m.

The extension proposed seeks to match the existing eaves and ridge height, floor to floor heights and window proportions in terms of openings amount and size to the existing property.

The proposals seek to extend the property by approximately 33%, this is to meet the requirements of the applicant, their parent and their ward, as well as to accommodate the change to their previous working pattern, working in an office, to working from home.

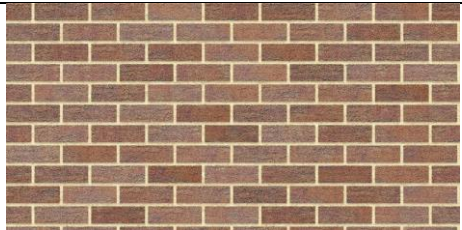
All roofs feature hipped construction rather than gable to reduce the scale and massing of the extension generating a substantially lower ridge line to the rear than existing.

Appearance

The proposed development has been designed to be simple and contemporary in appearance as illustrated in the accompanying drawing package. The extension will be smaller in size than the original dwelling in both width and depth, with a matching hipped pitched roof not exceeding the existing ridge height of the original property.

The dwelling will be of traditional construction, one leaf of blockwork and one of facing brickwork or rendered blockwork with pitched roofs. Windows will be uPVC windows with no fenestration pattern. The windows have been sized to provide maximum light penetration into the house and also to provide greater surveillance to the surrounding area.

A sample of the materials under consideration is as follows;

Brickwork – Brown to match existing	
Render – Cream	

Double Roman Concrete Interlocking Roof Tiles – Brown to match existing	
Windows & Doors – uPVC White	
Fascias & Soffits - uPVC White	

Landscaping

The landscaping will be changed in line with the proposals as detailed and primarily to update the existing finishes with those more compatible for the partially sighted occupants.

The exterior paving will be extended to recreate the existing outside patio areas lost by the extension footprint.

The existing boundary fencing will remain in place due to the offset of the extension from the boundary line.

The existing hedgerow to the front of the property will be reduced by approximately 50% to facilitate better vehicular access to the extended driveway.

No other boundary treatments are affected or proposed to be changed under this application.

Conclusion

This D&A Statement has been prepared in support of a householder planning application for the erection of a part two-storey and part single storey extension of the existing dwelling.

This statement provides background information regarding the site context and seeks to demonstrate that the scheme has been developed in accordance with national, local planning policies and Supplementary Planning Document: House Extensions and Other Domestic.

Overall, it is demonstrated that the site can be developed to provide an appropriate, sustainable extension of an existing residential dwelling in line with Policy D1, supported by existing infrastructure and delivering a net gain to the locality.

The layout, scale, appearance, amenity and landscaping of the proposed development have been carefully considered and takes into account the site's location, surrounding context, physical constraints and surrounding properties to achieve a modern, attractive and in-keeping form of development.

The statement has determined that the development proposals are in accordance with national and local planning policy objectives, and that planning permission should be granted to allow the extension of this existing home.