

Contour House, Cooper Lane, Hoylandswaine

Design & Access Statement

This Design & Access statement has been prepared on behalf of Mr & Mrs Jones to accompany a planning application for the erection of a single family dwellinghouse with carport.

The application follows planning consent 2013/0745 and seeks to gain consent for a number of minor amendments separate to the approved scheme, which are scheduled below. The various amendments are sought to the design of the house in order to suit the specific needs of a larger, younger family with children.

This statement should be read in conjunction with the Design & Access statement for the previously approved scheme (document reference 26275(06)02) for an overview of the design approach to the approved scheme with regard to analysis of the local context, matters of sustainability, planning policy and accessibility, which remain valid and relevant to the current proposals.

Summary of proposed amendments:

1.0 MASSING / GENERAL ARRANGEMENT

- The building footprint / form has been maintained, with the house positioned further forward and slightly rotated to create more useable rear garden space to the South of the house. The curved form of the house still closely follows the contours of the existing land.
- Adaptation of internal and external levels, to allow a roofspace storey to part of the rear of the house, to provide 2no additional bedrooms.
- Pre-application consultation with the council's planning officers and urban design / conservation officer has established that the upper storey must not be visible from Cooper Lane and that the overall green roof profile / form should remain unchanged.
- Split ground floor arrangement with floor levels set approx. 1.0m & 1.8m lower than the previously approved ground floor level, to allow the additional storey to be introduced at the rear of the house whilst remaining beneath the line of the monopitch roof without any dormers / projections interrupting the slope of the green roof (please refer to section drawing submitted with this application)
- Massing of front of building to remain unchanged when viewed from Cooper Lane. Upper storey to the rear of the house not visible below the ridge line of the roof.
- Ridge line of new house to match the height of the brise-soleil on the previously approved scheme.
- Visual screening to the front of the house via evergreen trees, curved dry stone walls and espalier trees to remain.
- Integral garage removed from house and replaced with a timber framed & clad carport in the position of the existing timber-clad stable in the south-west corner of the site.
- Slight increase in footprint at the rear of the property (where single storey with parapet roof) to allow plant room to be included and to provide additional width for bedrooms.

2.0 INTERNAL PLANNING

- Accommodation replanned to provide a total of 5no bedrooms (previously 3no) including 2no at the upper level
- Area previously occupied by garage to include 2no bedrooms with ensuites.
- Main entrance relocated to the West end of the house giving access to the main living areas through the hall
- Kitchen relocated to the South side of the house to make better use of sunlight during the day, with direct access to a South-facing external rear terrace
- Creation of secondary entrance to bootroom area / utility room
- Positioning of stair serving the 2no bedrooms on the upper level, at the centre of the house to form a focal point / architectural feature.
- Master suite relocated to the East end of the house to make better use of sunlight in the morning rising from the East.

3.0 MATERIALS

- Please refer to the elevation drawings submitted with this application.
- Materials palette retained as previously approved scheme, with the addition of
 - o vertical format timber cladding to the two-storey part at the rear of the house,
 - o standing seam patinated zinc cladding to the upper section of external walls extending to roof level (sides and rear of house).
- No new materials proposed for the front (North facing) elevation.
- Carport to be timber framed & clad with a monopitch extensive green roof to match the main house