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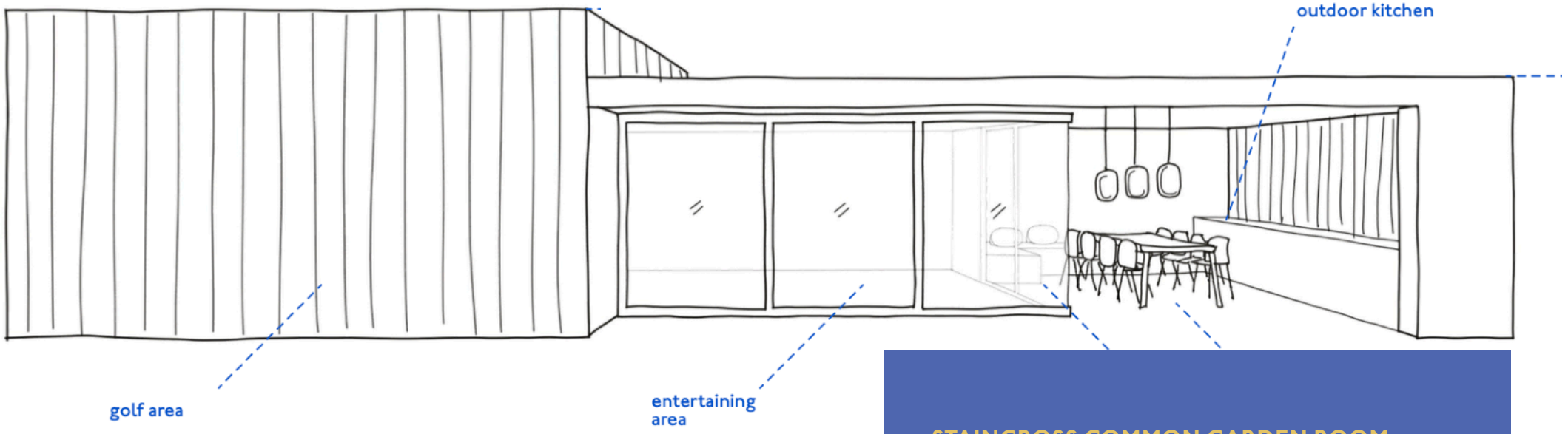
ARCHITECTS



STAINCROSS COMMON GARDEN ROOM

Design & Access Statement

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WE'RE HEM ARCHITECTS

We're on a mission to help everyone live in beautiful, practical homes that have minimal impact on our planet.

1. Introduction

1.1. This supporting Design and Access Statement has been prepared by HEM Architects on behalf of Jody & Nichola Wisniewski. It accompanies a Householder planning application for a new garden room.

1.2. The site address is 14 Staincross Common, Staincross, S75 6JD and its boundary is identified on the location plan H2517-HEM-00-ZZ-DR-A-00001.

1.3. The proposed garden room has been designed following detailed site analysis and extensive design exploration to produce a proposal that is modern but complementary to the existing house and sensitive to its neighbours.

2. The Site

2.1. The site is located in Staincross.

2.2. The immediate townscape of Staincross is characterised by a mix of detached and semi-detached houses, set back from the street with generous rear gardens.

2.3. The existing house is a recently constructed, contemporary detached property. It's set back from the street further than its neighbours and occupies the full width of the plot.

2.4. Other than an existing raised patio the rear garden is nondescript and typical of a newly built developer home with just a basic lawn.

2.5. The rear garden is bounded by a 1.8m timber fence on all sides. There is a small level change between the existing ground level of the application site and its neighbour to the rear.

2.6. Due to the existing boundary conditions and the position of the existing house, the proposed site of the garden room is only visible from the neighbouring properties immediately next door.

2.7. The main strategies that came out of our initial site analysis were:

2.8. To improve the landscaping of the rear garden to create an oasis that is more complementary to the existing house.

2.9. To make better use of the rear garden with a new garden room that allows our client to enjoy his passion for golf.

2.10. To create a space to socialise and enjoy the evening sun.

3. The Design

3.1. Design Concepts & Development

3.2. Using principles set out in the site analysis, the design was conceived to provide a contemporary garden room which feels light and spacious whilst also being complementary to the existing house.

3.3. Use

3.4. Our proposal is for a single-storey garden room located at the bottom of our client's garden. It will provide space for our clients to entertain, enjoy their newly landscaped garden and their passion for golf.

3.5. Scale

3.6. The garden room has a footprint of approximately 90m^2 with an internal area of 62m^2. The remainder of the footprint comprises covered outdoor space.

3.7. The House extensions and other domestic alterations SPD has been used as a design tool to protect the residential amenity of neighbouring properties.

3.8. The footprint of the garden room leaves substantially more than half of the existing garden area untouched as per section 6.13 of the SPD.

3.9. Whilst the garden room is larger than the 39m^2 limit suggested in the SPD it does not occupy a disproportionate amount of the garden due to the generous size of the existing garden.

3.10. The proposed footprint of the outbuilding complies with our client's permitted development rights.

3.11. The intended purpose of the garden room is solely for the enjoyment of our clients who occupy the main house and there is no intention for the garden room to be used Independently.

3.12. The design breaks the proposed garden room into two volumes:

3.12.1. The main volume comprises the seating area, outdoor kitchen/dining, a store and a W.C.

Precedent Image

Precedent Image

3.12.2. A second smaller volume contains the golf simulator area. Due to the spatial requirements of the golf simulator this small section of the build has a taller eaves height of 3.4m.

3.13. The differing volumes helps to break down the mass of the garden room. They also helps the form to articulate the different functions within the building.

3.14. Care has been taken to minimise the height of garden room. A flat roof, rather than a pitched roof has been chosen to due to the position of the garden room in relation to its neighbours. It was felt that a flat roof would keep any impact on neighbouring amenity to the absolute minimum compared to a pitched roof with a ridge height of 4m. A flat roof also fits better with the contemporary design and references classic mid-century pavilion typologies such as Mies Van Der Rohe's Barcelona Pavilion. Whilst the flat roof design will significantly reduce the bulk of the structure compared to a pitched roof it does require a marginally taller eaves height of 2.7m compared to the 2.5m suggested in section 7.28 of the SPD at 2.7m.

3.15. Care has also been taken to minimise the impact of the golf simulator volume. This has been located to the North West corner of the garden to have as little impact on the windows of the neighbouring annex to the South as possible. The height of this section of roof has been kept to a minimum in terms of both its area and its height. A mono-pitched design was considered during early design development to further minimise the impact of the building on neighbours but this felt overly-complex and did not sit as well with either the existing house, the high quality of the proposed landscaping scheme or the existing boundary conditions.

3.16.The methodology outlined in the BRE Site Layout Planning for Daylight and Sunlight: A guide to to good practice has been used as a design tool to protect the residential amenity of neighbouring properties.

3.17. The closest window of the annex to the South of the proposed garden room has been carefully considered to avoid any significant reduction in the amount of daylight enjoyed by this room as a result of the increased eaves heights. This analysis is shown on drawing H2517—HEM-00-ZZ-DR-A-00122

3.18.Loss of light to existing windows does not need to be analysed if the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing windows.

3.19.The proposed distance to height ratio of the golf simulator volume is 5.2.As a result the loss of light does not need to be considered further.

Landscape precedent

Proposed landscaping plan

3.20. The proposed distance to height ratio of the main volume is 2.5 when measured at the closest point of the garden room to the window based on a 45 degree angle from the centre of window.. As a result the loss of light needs to be considered further.

3.2 I. The next stage in the BRE methodology is to assess the project agains the 25° rule. This checks if the neighbouring building's windows will still receive adequate skylight once a new building or extension has been built. As can be seen from drawing H25 I 7—HEM-00-ZZ-DR-A-00 I 22, our proposals meet the requirements of the 25° degree rule. As a result the loss of light does not need to be considered further.

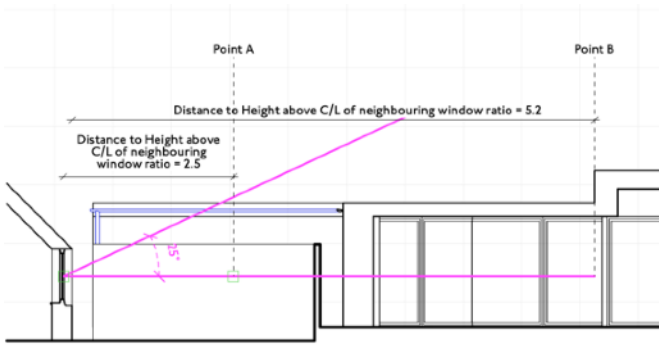
3.22. As we've outlined using the BRE methodology and the SPD it's clear that our proposals are comfortably within the recommendations made in the guidances.

3.23.Appearance

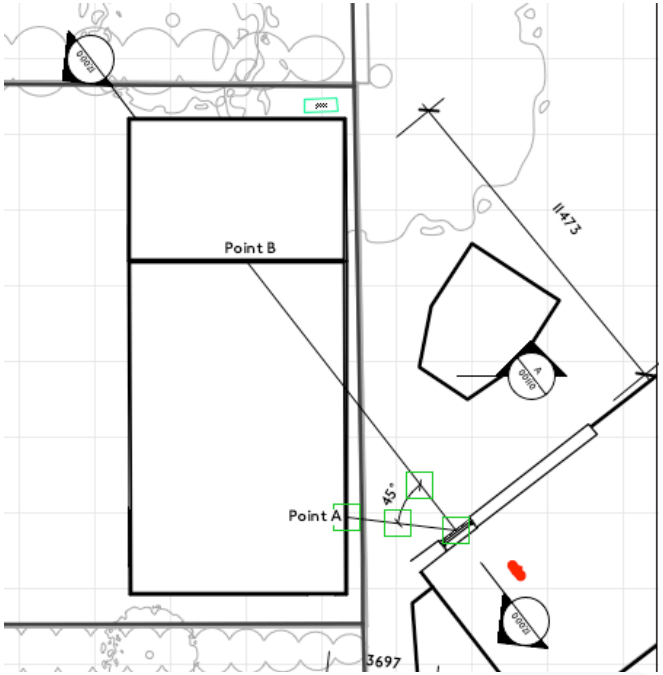
3.24.The proposed development will be of an extremely high quality, presenting a striking contemporary design that contrasts the existing dwelling but is highly complementary.

3.25.A simple palette of timber cladding has been chosen to contrast but complement the existing stone finish of the exiting house. The width of the cladding will help to break up the mass of the garden room and crisp, high quality detailing will create an extremely high level of finish.

3.26.Following the completion of the garden a new landscaping scheme will be constructed which will further soften the garden room and fully embed it within its site. The landscaping scheme does not require planning permission and so only basic details have been included within this application.



Extract from H25 I 7—HEM-00-ZZ-DR-A-00 I 22



Extract from H25 I 7—HEM-00-ZZ-DR-A-00 I 22

4. Access & Parking

4.1. The proposal makes no change to the sites exiting parking arrangements.

5. Drainage

5.1. Rainwater run-off will be directed off the roof to on site rainwater storage and a site soakaway to minimise the surface water impact of the proposal

5.2. Waste water will be collected and discharged into an existing public sewer.

6. Sustainability

6.1. The performance design target for the building is to comfortably meet and where possible exceed, Building Regulations standards.

6.2. All new glazing will be high quality and double glazed to improve thermal comfort and bring the building up to contemporary standards.

6.3. The proposal includes the integration of an Air Source Heat Pump to help reducing energy consumption and lower carbon emissions.

OUR APPROACH

As a practice, we're passionate about improving the comfort, performance and health of our clients homes.

7. Conclusion

7.1. Our proposals will provide a sensitively designed garden room which complements the existing house and allows our clients to enjoy their garden to the fullest.

7.2. The proposed garden room will broadly fall within our client's permitted development rights in terms of its size and scale.

7.3. Where it does exceed permitted development rules care has been taken to minimise any loss of amenity to neighbouring properties.

7.4. The scheme demonstrates an exceptionally high design quality.This is borne out of rigorous design development, a site specific approach and a sensitive use of materials.

7.5. As well as its rigorous and sensitive design, the proposal will give positively to the site and the landscape and makes an extremely strong case for approval.

8. About HEM

We're on a mission to help everyone live in beautiful, practical homes that have minimal impact on our planet.

- We specialise in creative, sustainable residential architecture that is a delight to live in
- We're a well established practice, operating for over 10 years with a wealth of successfully completed projects
- We're experts at making the most difficult sites including new, green belt dwellings using NPPF Paragraph 84 and tricky backland plots.
- We've achieved a 99% success rate in achieving planning approvals, and are the architects responsible for the first and only house in South Yorkshire to be approved under PPS7/Para 55/Para 79/Para 84
- Our team sit on the Barnsley, East Midlands & Yorkshire Design Review Panels
- We work with the Passive House standard to deliver buildings that are warmer, comfier and healthier
- We design user-friendly, flexible spaces that give value for life
- We're a RIBA Chartered Practice and members of the Passivhaus Trust.

WHO ARE WE?

We love architecture. We live to create. We are families & communities.

HEM
ARCHITECTS

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AECB member | Passivhaus Trust member | RIBA Chartered Practice