Building Design Services

PROPOSED GARAGING,
ELMHIRST FARMHOUSE, SOUTH LANE,
CAWTHORNE, S75 4EF.

DESIGN STATEMENT

FEB 2016
REF: 201520.DS1

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DESIGN STATEMENT

This statement has been prepared to support an application for the construction of a detached garage building to the south-east of the existing property and which is described further in the design section of this statement.

1.0 Assessment

1.1 Physical Context

The existing property is a former farmhouse that comprises a detached two storey dwelling positioned to the south of the South Lane to the south-west of the village. It is constructed in narrow coursed stone rubble walling with stone dressings to openings under steeply pitched slate roofs and links to a converted outbuilding in similar stonework but with random quoins at external corners under a stone slate roof laid in diminishing courses. Windows are generally white PVC sliding sashes except converted outbuilding which has painted timber casements. External doors are generally painted timber fittings.

Adjacent property to the south-west are the other buildings that formed the original Farm that have mostly been converted to residential use. To the east of the property are a paddock area and beyond that a further field on the opposite side of the drive.

Views of existing property and previously converted outbuilding.

View of site from west.

Outside view of site from south-west.

1.2 Social and Economic Context.

Due to the scale and nature of the proposals it is not anticipated that there will be any significant effects on the local social and economic climate.

1.3 Planning Policy Context.

From a planning policy perspective the main influence on the design process has been the green belt implications of the location of the site and as a result the relevant section of the NPPF has been borne in mind alongside PPG2 at a national level and at a local level the saved policies of the outgoing UDP, the relevant section of the adopted Core Strategy and the emerging policies of the proposed Local Plan have been considered.

Flood risk has also been assessed and it would appear that the site is outside any local area susceptible to flooding and with the use of a sustainable surface water drainage solution for the extension no off-site impacts are anticipated.

2.0 Evaluation

The assessments have highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design wherever possible as discussed further in the remainder of this statement.

3.0 Design

3.1 Use

Proposed garaging and storage to existing residential property.

3.2 Amount

Single storey structure with a footprint of 10.8 x 7.0m, an eaves height of 2.7m and a ridge level 6.3m.

3.3 Layout

The proposed garage has been positioned to the east of the existing parking court in an enclosed part of the garden with mature landscape all round.

3.4 Scale

The proposed garage is effectively single storey to be entirely subservient to not only the main part of the house but also the previously converted outbuilding and the attic has only been created from the otherwise unused/ inaccessible roof-space.

3.5 Landscaping

The majority of the gardens and their associated landscaping are unaffected by the proposals as is the paddock and the adjoining field and wherever possible the existing landscaping in the affected part of the site has been retained to “settle” the new building in to its setting.

3.6 Appearance

Single storey building constructed in reclaimed stonework under a reclaimed diminishing stone slate roof with white pvc casement windows with glazing bars and vertically boarded doors to replicate and compliment appearance of original outbuilding now converted.

3.7 Access

The site will continue to be accessed from South Lane via existing private drive.

4.0 Summary

Taking all factors in to consideration it would appear that the proposals are compatible with both national and local planning policy and it is therefore hoped that they can be viewed favourably during the planning application process.

J E Architectural Ltd