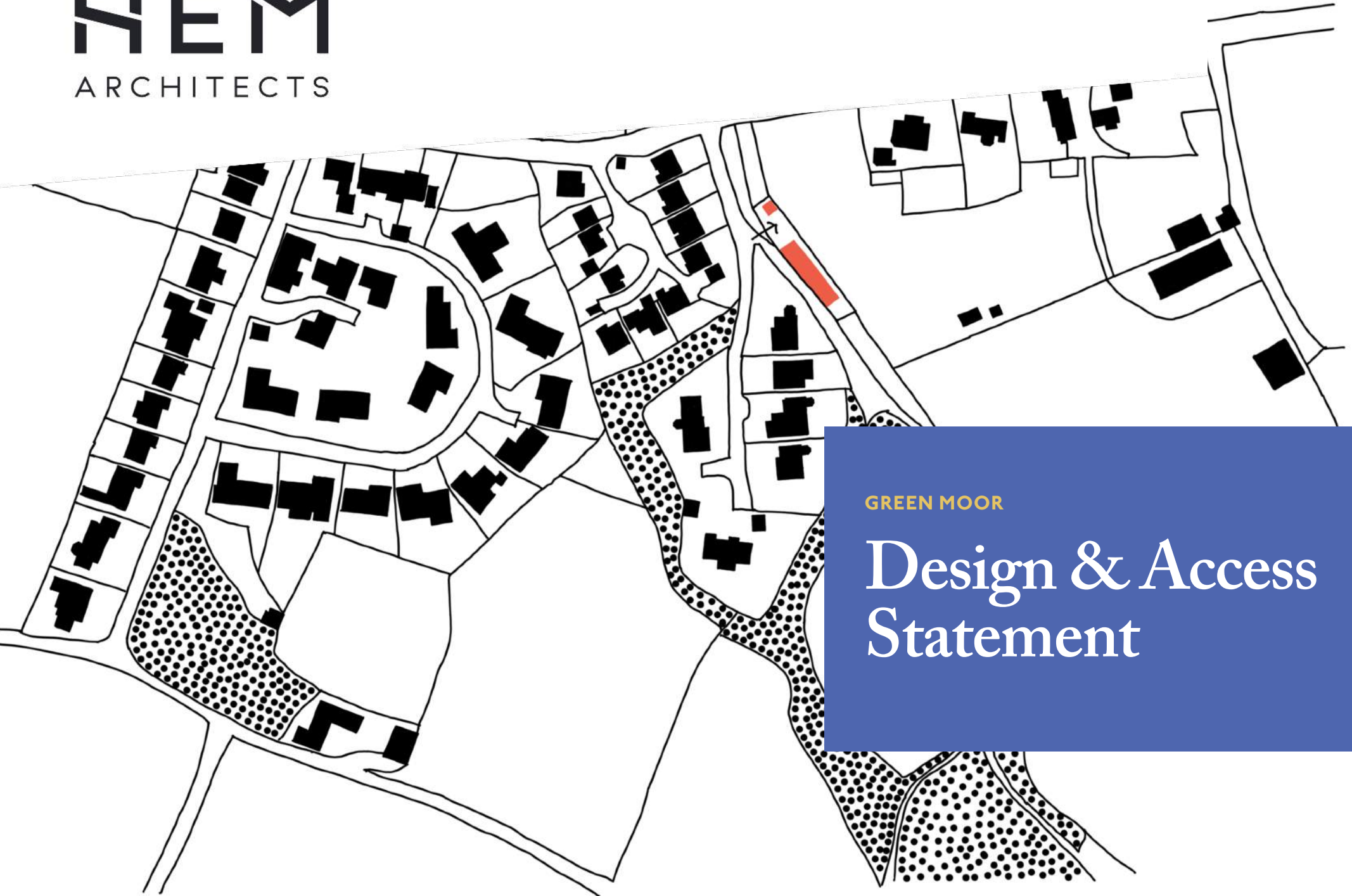




GREEN MOOR

Design & Access Statement

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1. Summary

- I.1. This supporting Design and Access Statement has been prepared by HEM Architects on behalf of Alex Barrett. It accompanies a planning application for the erection of a new dwelling on the site of land at Delph Mews, Green Moor.
- I.2. The proposed scheme has been developed following detailed site analysis and extensive design exploration to produce a proposal that is both modern and highly sustainable, whilst complimenting the village setting.
- I.3. In summary, the scheme would provide:
- I.4. A new single-storey detached dwelling and garage.
- I.5. An exceptional and sensitive design that sits well in, and enhances, the surrounding setting
- I.6. Proposed car parking to meet Barnsley's parking standards.

WHAT WE STAND FOR

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



2. Introduction

- 2.1. This supporting Design and Access Statement has been prepared by HEM Architects on behalf of Alex Barrett. It accompanies a planning application for the erection of a new dwelling on the site of land at Delph Mews, Green Moor.
- 2.2. The site is identified on the location plan PT40 I-PTA-00-ZZ-DR-A-0000 I. It's situated in Green Moor, a hamlet in South Yorkshire.



Aerial photo from Google Earth showing the site setting

3. The Site

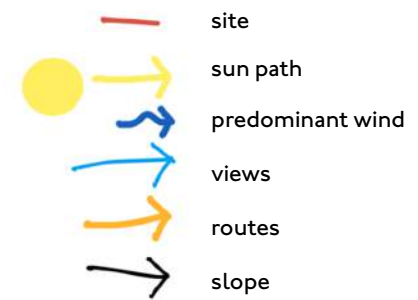
- 3.1. The long and narrow site is located on land adjacent to Delph Mews and runs alongside a public footpath leading to a green space know as the Delf.
- 3.2. The site sits at the edge of the main development of Green Moor, facing further housing to the north-east across a large field.
- 3.3. The immediate townscape on Delph Mews is characterised by traditional stone-built detached houses behind dry stone walls.
- 3.4. The site itself is within the designated urban fabric of Green Moor, adjacent to the Green Belt and a Geological Interest Site (the Delf).
- 3.5. The existing site is a green space bounded on all sides by dry stone walls and accessed by a metal gate. The land has been poorly maintained over the years and is somewhat overgrown with signs of previous structures.
- 3.6. The topography of the land rises approximately 3.5m along the length of the site, being highest in the south-east.
- 3.7. The position of the site on the edge of an open green space with excellent views makes this a unique location for a new dwelling.
- 3.8. The main strategies that came out of our initial site analysis were:**
- 3.9. Maximise views across the fields to the east.
- 3.10. Reduce the visual impact of the new house from the adjacent public footpath



Existing site



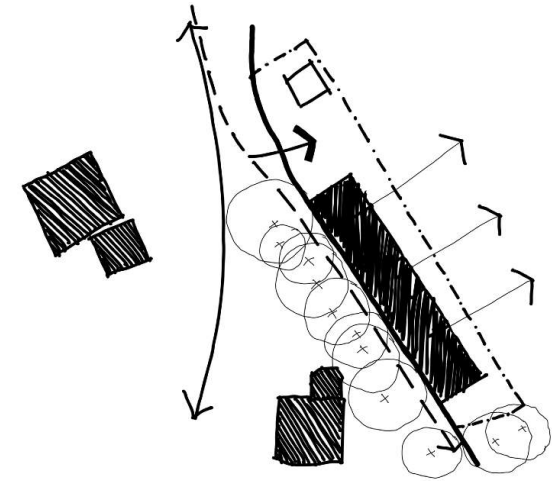
View north-east from the site



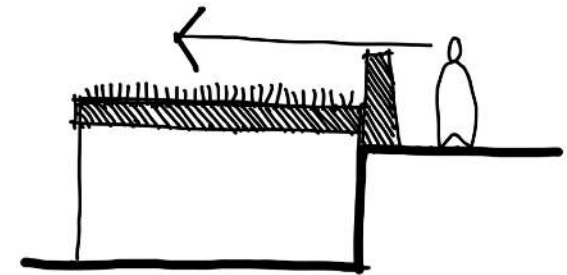
4. The Design

4.1. Design Concepts & Development

- 4.2. Using principles set out in the site analysis the scheme was developed with computer drawings and hand drawings.
- 4.3. The design was conceived to give a generous home that feels light and spacious whilst minimising the proposal's impact on surrounding site.
- 4.4. The original concept was to reduce the visibility of the house from the main urban fabric of Green Moor, and;
- 4.5. To tuck a long building against the boundary wall, using the length of the site
- 4.6. To maximise views to the east
- 4.7. To propose a single-storey house with a flat roof to reduce its visual impact
- 4.8. To conceal the house behind the dry stone walls when viewed from the footpath
- 4.9. This building arrangement allows a restrained materials palette of local stone, high-quality glazing and a green roof.



Sketch showing initial response to site analysis

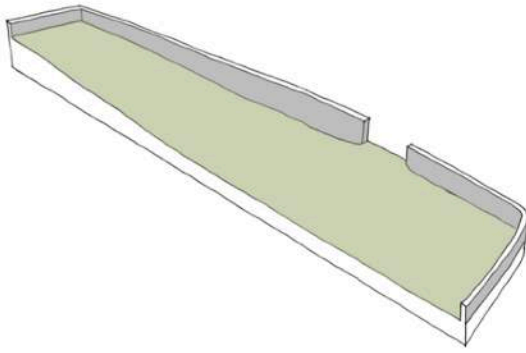


Sketch showing location of house and line of sight from the footpath

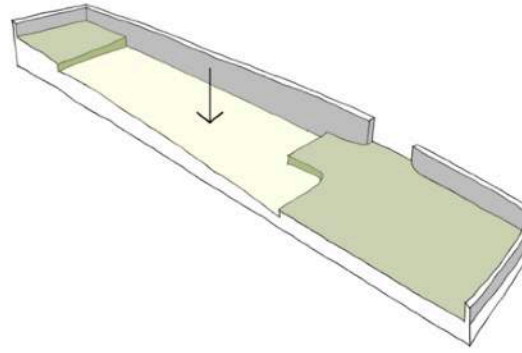


Figureground diagram showing how the proposed house sits well within the existing townscape

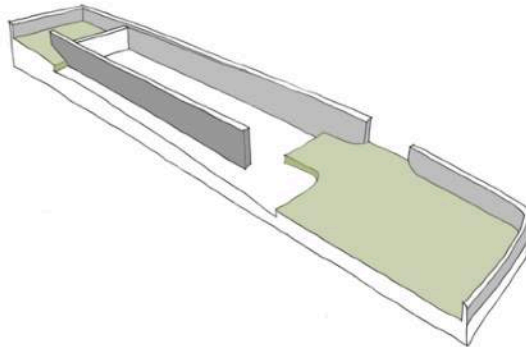




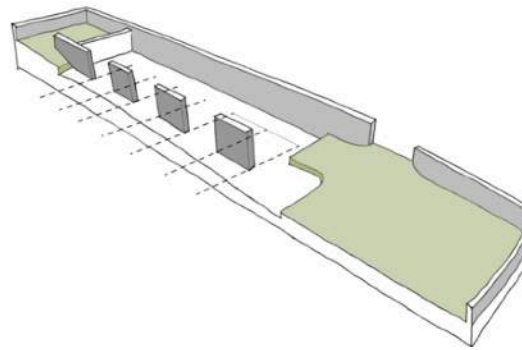
1. Sloped site enclosed by walls



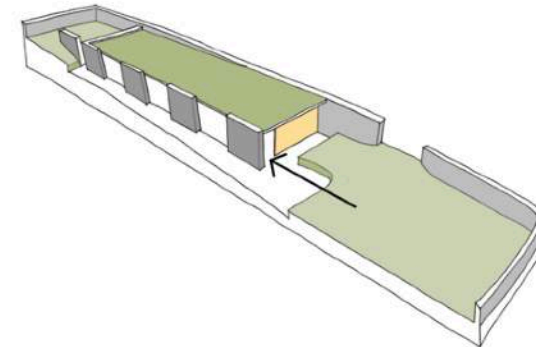
2. Sink into the site to reduce impact



3. New stone wall follows existing boundary wall



4. Form equally spaced openings



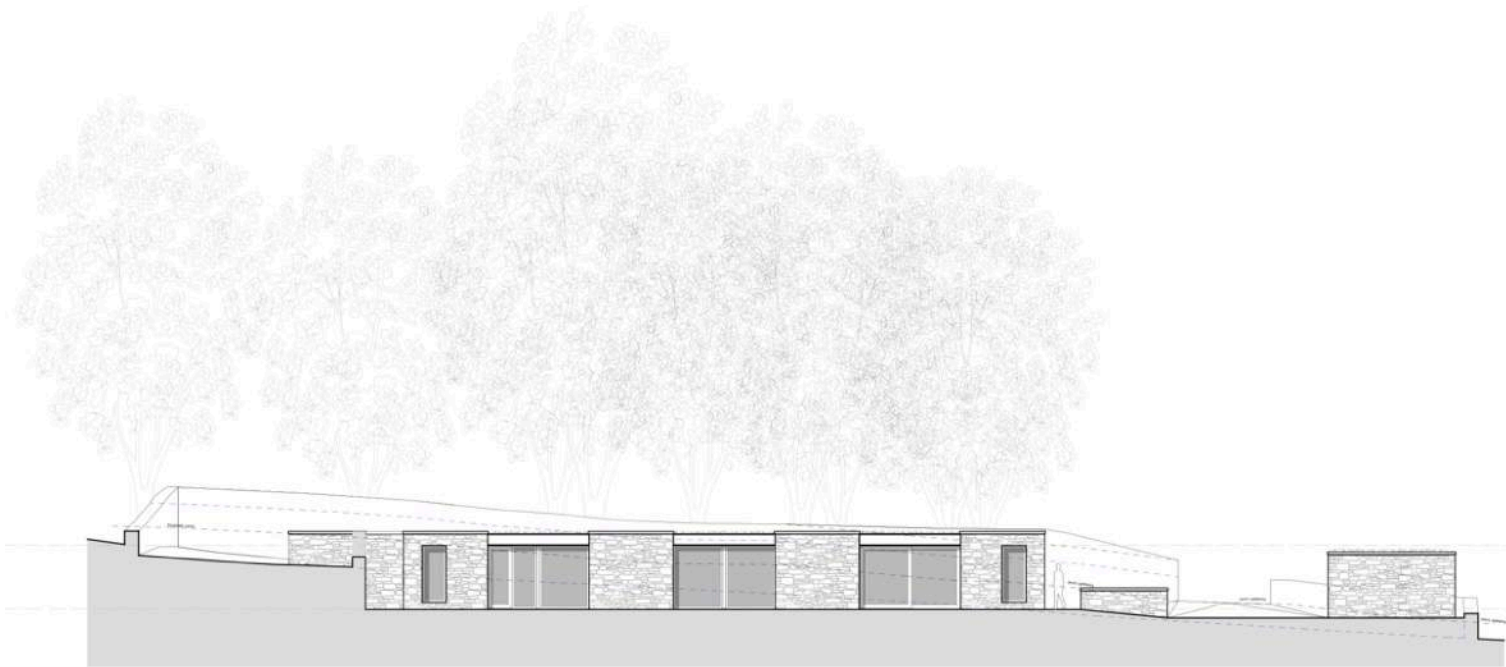
5. Green roof conceals house
Distinct entrance elevation

Concept diagram showing the key design moves made to produce a design that sits well within its context



4.10. Use & Accommodation

- 4.1 1. The proposed design is for a 3 bedroom house
- 4.1 2. Further accommodation is provided in the form of an open plan kitchen and dining space
- 4.1 3. These primary spaces make the most of the views across the fields
- 4.1 4. Supporting space, including utility, bathrooms and storage are positioned towards the back of the plan
- 4.1 5. The house is orientated so that the entrance is at one end of the narrow plan
- 4.1 6. The external spaces can be reached from each of the living and sleeping spaces



4.17. Scale & Appearance

- 4.18. The scale of the development has been carefully considered to sit well within its context and relate to scale and height of adjacent properties.
- 4.19. The proposed dwelling is single-storey with a flat, green roof
- 4.20. The boundary wall between the house and the public footpath will be increased so that the eye-line of walkers will pass over the top of the house to the fields beyond
- 4.21. The house will make use of traditional materials that are typical to the buildings in the local area
- 4.22. The main windows are proposed to the north-east elevation, avoiding overlooking of existing dwellings
- 4.23. A side window is proposed at either end of the dwelling, along the entrance axis. These windows look into the private garden space
- 4.24. The scale of the building within the site is such that suitable amenity space remains to be enjoyed by its inhabitants.
- 4.25. This includes paved patio areas, and a garden space at the south-east end of the site
- 4.26. A single-storey detached garage and parking area sits at the north-east end of the site
- 4.27. The garage has a flat roof and is constructed of the same materials as the house. Due to the topography of the site and the careful positioning of the buildings its roof level is lower than that of the house.



4.28. Materials

- 4.29. The proposed material palette will be of an extremely high quality. Our choice of materials will firmly ground the scheme within its context whilst also providing a high quality, contemporary design
- 4.30. Inspiration for the materials has been taken from the dry-stone boundary walls of the site itself.
- 4.31. The house is to be faced with natural uncoursed rubble stone masonry.
- 4.32. The north-west elevation is treated differently to emphasise its significance as the entrance to the house. This is proposed as ashlar fine masonry stone.
- 4.33. The large windows along the main elevation will be aluminium with thin frames to complement the modern aesthetic of the house.
- 4.34. The flat roof will be covered with a green sedum roof to help conceal the house within the landscape.



Natural dry-stone wall (site boundary)

5. Access & Parking

- 5.1. The building is primarily accessed by car. There is sufficient parking provision already within the proposed site layout to comfortably meet the Council's standard for the new dwelling.
- 5.2. The front entrance to the building directly off the driveway will be level and suitably sized. Visitors and occupants with impaired mobility are not impeded in their use of the building.
- 5.3. The house is a single-storey dwelling with level access to all rooms. Should the occupants require in the future, it would be possible, without modification, to live comfortably within the house if mobility became a significant issue.
- 5.4. These measures will ensure that the house will remain a useful and enjoyable place to live for the life of its occupants.

5.5. Drainage

- 5.6. 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.
- 5.7. Waste water will be collected and discharged into a public sewer.



6. The Sustainability Approach

- 6.1. The performance design target for the building is to exceed the Building Regulations standard.
- 6.2. The house will have insulated cavity walls and high-performance glazing to reduce energy loss
- 6.3. Energy for heating the building will be provided by an air source heat pump sited next to the garage

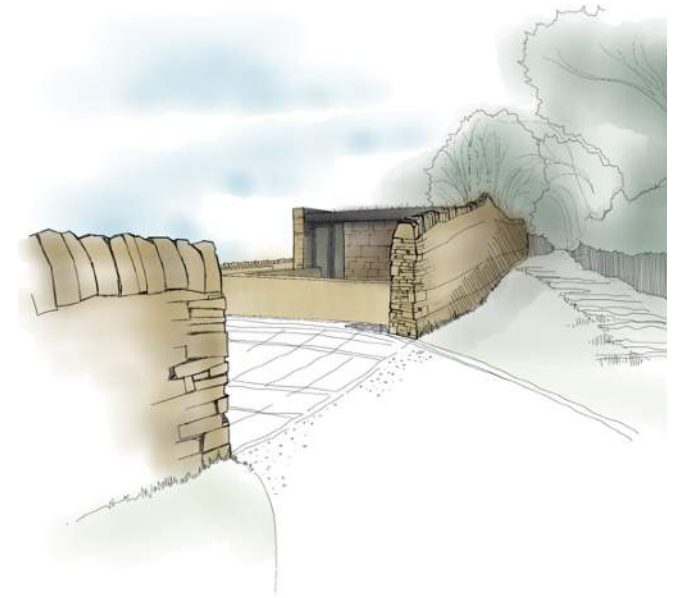
OUR APPROACH

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 dwelling within the village setting.
- 7.2. The proposed dwelling will cause minimal loss of amenity to nearby properties.
- 7.3. 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.
- 7.4. The proposed dwelling will also be a significant improvement over typical developments in terms of its energy use and sustainability.
- 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.



Approach to the house



8. About Us

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 80 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 80
- ✓ We've sat on both Barnsley & 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.





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AECB member | Passivhaus Trust member | RIBA
Chartered Practice