Defining problems with beautiful solutions...

Design Supporting Statement for:

T1034 – PROPOSED NEW BUILD DWELLING WITH A GRANNY ANNEXE AND A SWIMMING POOL:
50 Don St, Penistone, Sheffield S36 6HA

Date: June 2019

Client/Owner:
Mr & Mrs Kirk,
3 Farrow Close
Dodworth,
Barnsley,
S75 3TE

Introduction:

This design supporting statement has been written to demonstrate how we have designed the replacement dwelling for the above development site.

Our design wishes to encourage and promote the importance of individuality, interest and variety in the house design thus not restricting the architect's initiative on this site with a context of individually designed dwellings.

1. The Existing Site:

The existing site houses a large bungalow with a detached garage and outbuildings. The building is set back from the road and runs in line with its neighbouring context.

Amount - Existing:
Size:

House:	Ground Floor Area:	122.60 sqm	
	Lower Ground Floor Area:	143.00 sqm	
	Total size:		**265.60 sqm**

Site area: 1,691.81 sq m

The site currently has planning approval for three dwellings: Application reference: 2018/0932

Immediate Building Precedents:
The local architecture along Don Street, consists of dwellings, all with a variety of scale, materials, styles and finishes.

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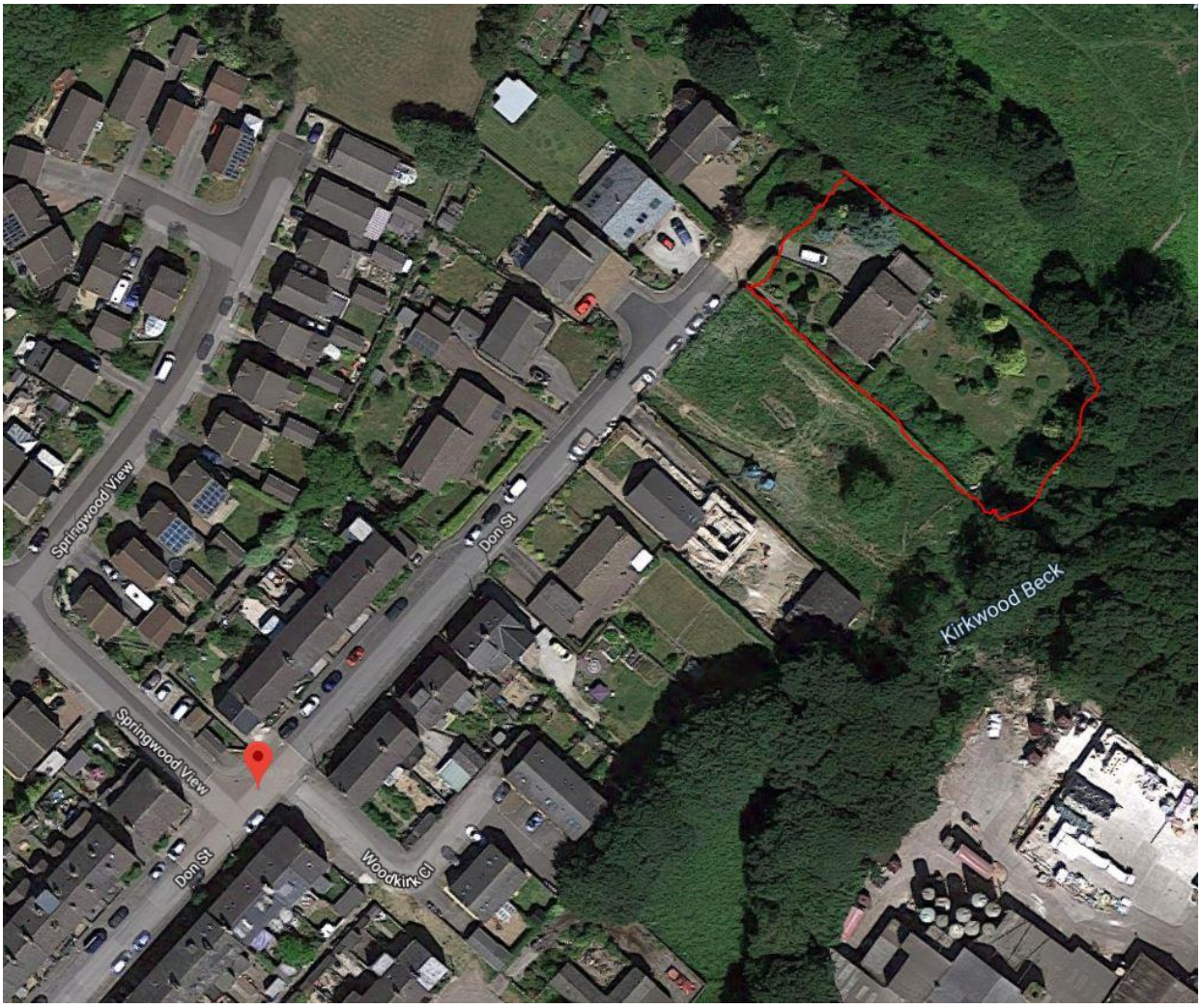

Aerial view of Don street with the site highlighted in red.

The site when viewed from Don Street

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The varied properties opposite the site on Don Street

The varied properties opposite the site on Don Street

The varied properties opposite the site on Don Street

2. The proposed building

Amount - Proposed:

Size:

New Dwelling:

Second Floor Area:	240.30 sqm
First Floor Area:	299.20 sqm
Ground Floor Area:	305.70 sqm
Total size:	**845.20 sqm**

Site Layout:

The proposed dwelling has been designed to relate sympathetically with their surroundings, the amount of open space, landscaping and the proximity of adjacent buildings.

Our proposals are of a residential nature and do not create amenity problems with regards to privacy, noise, smell or other nuisance.

Our proposals seek to attain appropriate levels of sun lighting and day lighting within the internal spaces. This is achieved with wider than standard windows in specific areas which do not face towards neighbouring dwellings. Private outdoor space is provided for activities such as sitting out, children's play, drying & washing etc.

Views from the Dwelling:

The disposition of rooms and window sizes and shapes has been fully considered to be appropriate to their relationship to the spaces overlooked and their distance to other dwellings/buildings.

The visual impact on the site:
We are seeking to create a design for the site which sets a precedent in the area for high design standards.

We have:

1. Used a mixed palette of materials to give visual interest to the building facades.
2. Used layering of materials to give depth and contrast to the façades.

The proposal respects the scale, proportions and height of neighbouring properties, while not necessarily mimicking, the character of its surroundings; it will make a strong contribution to the visual quality of the area.

Scale:
The scale of building supports local character and relates well to its surroundings. Good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it. We have designed a new dwelling with a garage, and we have repositioned them to minimise their impact on neighbouring buildings private space.
The proposal has no negative effect on neighbouring buildings.

Landscaping:
The scheme maintains the existing natural boundary landscaping of the site.
The private garden area is to the rear of the site.

Land Contamination:
No contamination is suspected.

Appearance:
The design will support local up and coming character, distinctiveness and investment into the area. We feel that the building design relates to what is valued about the area, the creation of good quality design.

We have strived to achieve visual harmony by regard to the predominant building materials in the area. We have also introduced some variations which we believe beneficial in attracting attention to the high-quality dwelling while also helping the dwelling to settle into the site by way of colour and tone.
We have used contrasting materials to emphasize the predominant in a manner that adds interest to the wider area.

The proposed dwelling is in keeping with the existing scale, materials, colours, roof form and orientation of the immediate context.

Privacy:
The proposals do not unreasonably impact upon the privacy of the neighbours; the proposed windows do not allow intrusive views through neighbouring windows or toward neighbouring private garden areas.

Overshadowing:
The proposed buildings are sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

Dominance:
The proposed dwelling does not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Private Garden Space:
The proposed dwelling still leaves sufficient usable private garden space for the enjoyment of the residents within the site boundary for both dwellings.

Parking:
The large front garden consists of four parking spaces for the new dwelling (Two on the drive and two in the garage). All vehicles have space to turn around safely and leave the site in a forward gear and the site access remains as existing.

3. Environment and sustainability

The proposal creates an energy efficient, sustainable design which does not detract from the local character.

Materials repair and maintenance:
Durable commercial materials designed to outlast traditional domestic materials allowing for longer building life cycle with minimal maintenance throughout the period. Through colour render, cedar cladding, aluminium cladding and aluminium windows

Orientation:
High thermal mass in the construction with high levels of insulation and a ground floor concrete slab acting as a heat store which allows energy savings over 50% over conventional systems.

Permeable Landscaping:
A simple landscaping scheme that has large areas of permeable surface to allow the land to drain naturally combined with the use of soakaways and rainwater harvesting to recycle excess water for use to flush toilets and water the vegetation.

Natural Light:
White walls, floors and large windows allow the natural light to flood into the building as the sun rotates throughout the day allowing the users the maximum light gains.

Rainwater Harvesting:
The rainwater harvester collects rainwater from the roof and stores it for future use for such things as watering the vegetation, washing cars and flushing toilets.

Interior Lighting management:
A lighting management system allows the user to fully control the interior lighting; the system can dim lights as well as isolating individual lights to provide an energy efficient solution to lighting control.

Energy saving bulbs:
The scheme is to have a 100% requirement for energy saving bulbs which last up to 12 times longer than normal bulbs and save £9.00 per year each on bulb in costs.

Insulation:
The building fabric will be over insulated which means it can benefit from savings of up to £200.00 per year on energy bills.

Low E Glass:
Sun light passes through the glass, but the heat is blocked from leaving the room. Low E glass reduces heat loss by about 30%.

Low flush W/c:
All toilets are low flush.

Energy efficient Boiler:
The specified boiler which will be highly energy efficient will be oversized; therefore at any one time, it runs at only 60% capacity which in its self makes it more energy efficient. The boiler and associated plant will be located in the garage.

Airtightness of the building:
The building will be constructed to comply and exceed the current building regulations at the time of construction.

4. Flood Risk

From Environment Agency Website.

The site is not within a flood risk area.

This location is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

More information about flood zones

1 You don't need to do a flood risk assessment if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

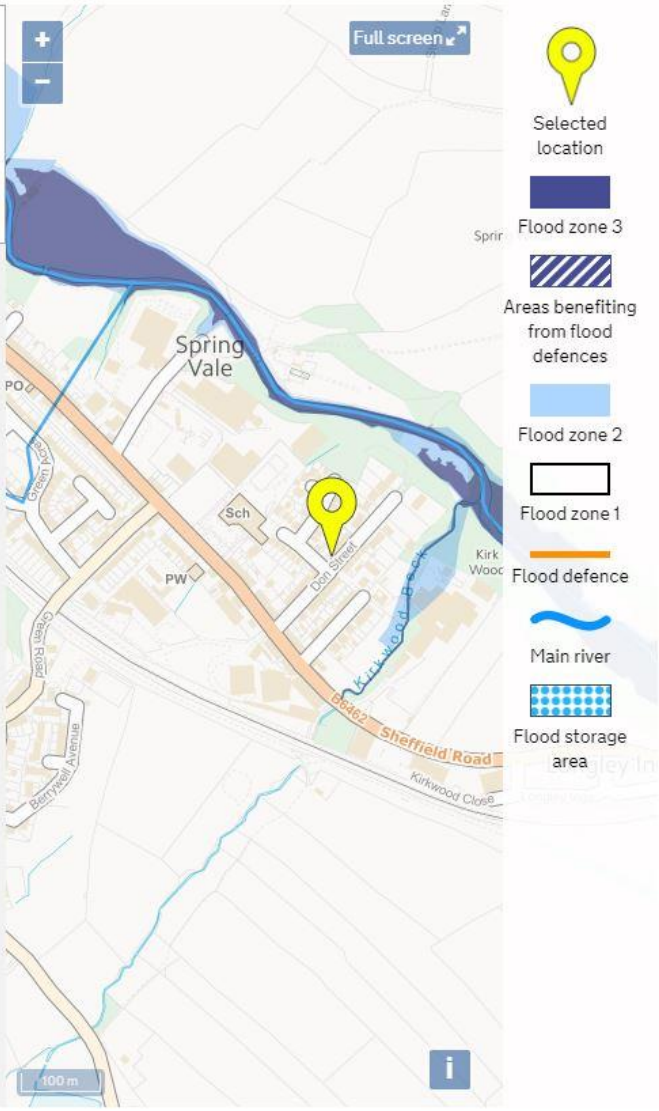
2 If your development is in flood zone 1 and:

- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can learn more about flood risk assessment in flood zone 1

3 You can also read more about flood risk assessments for planning applications

Learn more about the potential sources of flood risk in this area



The site sits within flood risk zone 1, therefore a low probability of flooding.

5. Our Conclusion:

The scheme is considered to be one which responds positively to the site and its surroundings and ultimately provides for an interesting, attractive and sustainable addition to the existing site. Our proposals ensure that there is no detrimental impact on the existing residential amenity.

Specific Access Issues:

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car parking: All parking is off the road, and there will be provision for a minimum of four parking spaces within the site boundary. (Two in the garage and two on the drive)	Planning and Building Regulations	Planning
Bus Stop: not affected	N/A	N/A
Train Station: not affected	N/A	N/A
Routes to entrance: Via an existing access which complies with current building regulations.	Planning and DDA	Planning and management