HPK/2011/0658

Design and Access Statement for Sittinglow Farm Cottage, (Full panning application)

Proposed: Small scale single storey residential extension to existing residential ancillary accommodation, small extension of residential curtilage and change of use of small area of agricultural field to residential use.

18 NOV 2011

Sittinglow Farm Cottage is located off Meadow Road approximately 800 metres North West of Dove Holes. It is constructed from natural and artificial gritstone with natural gritstone lintels and cills and a natural blue slate roof. The rear elevation of the property is white washed. All windows are white UPVC. The guttering is black UPCV.

North of Sittinglow Farm Cottage approximately 90 metres away on the opposite side of the road is Sittinglow Farm, Sittinglow Cottage and Sunglow Cottage. These properties are constructed from random natural gritstone, with some elevations rendered and painted white or white washed.

Sittinglow Farm Cottage is not located within the Conservation Area and there is no listed status on site, or in the surrounding area.

Use / Layout

The existing site, dwelling and ancillary accommodation is used for residential purposes by Mr & Mrs D Buckley and their family. Planning consent is required for a single storey residential extension projecting south west from the gable of the existing single storey ancillary residential accommodation. This is to provide a larger downstairs bedroom and bathroom, a requirement for Mr & Mrs D Buckley as they are in their later years of life. It will allow them all required accommodation to be on one level and to manoeuvre around the rooms easily if using walking sticks or walking frames.

Amount

The proposed extension as shown on the drawing '02 B' would measure 7.7 metres in width, (across the gable), by 4 metres deep. The proposed eaves height is 2.5 metres, providing a continuation of the existing eaves height. The proposed ridge height will also be a continuation of the existing ridge height measuring 5 metres, (as shown on proposed plan '02 B').

The proposed extension will project 4 metres into the existing walkway and garden area that runs around the edge of the property, taking the extension to the outer edge of the existing boundary wall. The proposed plan indicates a 4 metre south west extension to the existing residential curtilage to accommodate the proposed extension, required walkway and small garden area around the perimeter of the property. The proposed distance of the walkway / small garden area from the proposed south west gable to the proposed boundary wall is 4 metres. This is the same distance as the existing distance from the existing gable wall to the outer edge of the existing boundary wall. The distance required for the extension of the curtilage has been kept to a minimum as this allows the proposal to match the original area around the property and to retain as much agricultural field as possible. This is so the scheme is assimilated into the landscape, allowing a small scale development that is suitable in the countryside.

The only demolition that will take place will be the existing gable on the south west elevation and the existing south west boundary wall.

Scale

The proposed extension is of a simple form and massing that will mirror the existing single storey accommodation. The floor area of the proposed extension, 31 square metres, will result in a subordinate extension in comparison to the existing dwellinghouse. Together the overall length of the existing and proposed single storey extension on the North West elevation measures less than half the length of the original building. Overall the scale, form and massing of the proposal does not dominate the host building, having minimal impact upon the property, not detracting from its character and appearance; a design that will lie in harmony with the building and its setting and maintain the original linear form of the dwelling.

Externally, the proposal visually enhances the building as it provides a balance in scale between the two storey and single storey accommodation.

The proposed window openings on the elevations are simple and balanced. The proposed window on the North West elevation is of the same size and design as the existing adjacent ground floor window. There are two proposed windows in the gable. The scale, design, positioning and number of the proposed gable

windows is identical to the existing. Overall there will be no difference in appearance from the existing and proposed gable elevation.

The small extension to the residential curtilage will have minimal impact upon the agricultural landscape as it is kept within the existing group of buildings on site. In comparison to the scale of the field, the proposed area for change of use is minimal.

Landscaping details

As the existing residential curtilage will be extended south west the proposed boundary will be constructed using the natural gritstone stone from the existing boundary wall. The existing coping stones will also be reused. This wall will be constructed at the same height, (700mm) as the existing boundary wall. It will respect the setting and local traditional materials. No other landscaping will be taking place on site for this proposal.

Appearance

The extension will be constructed in materials to match the existing with a natural blue slate roof. The proposed windows are to be white UPVC with natural gritstone lintels and cills, again to match the existing. All windows will be of a simple design matching the scale and proportions of the existing windows in the dwelling. A velux roof light will be installed on the South East elevation over the proposed bathroom.

Proposed gutters and down pipes will be black UPVC to match the existing. The proposed North West elevation will be whitewashed to match the existing, as at present all of this elevation is whitewashed. This proposal will match other properties in the area.

Amenity

Due to the context of the site and as there are no immediate surrounding properties it is considered that there are no amenity issues as the extension is to project south west into the existing garden which looks onto fields. Therefore the extension is not in the public view and no there will be no issues in regard to overbearing, overlooking, loss of daylight and sunlight or privacy.

The proposed extension will not affect the setting or views in and out of the area, therefore preserving the appearance of the existing property and the characteristics of the surrounding area.

Access

The proposal will not have result in any changes to the existing access to the property. This will be maintained as existing.

Parking

The proposal will not have any affect on existing parking spaces. This will be maintained as existing.