HPK/2012/0489

mccallhayfield
DESIGN . PLANNING . PROJECTS

21 AUG 2012

JOHN McCALL BArch Hons, RIBA
SUSAN McCALL DipAD Fine Art, ATD

20th August 2012

High Peak Borough Council
Town Hall
Buxton

Ashlar, Market Street, Hayfield, High Peak. SK22 2EP

Design and Access Statement

Applicant	Mr & Mrs John and Susan McCall
Proposal	2 storey rear extension and single storey shed and covered wood store
Location	Ashlar, Market Street, Hayfield, High Peak, SK22 2EP
Agent	John McCall



Background and Setting

Ashlar is a modern detached family house near the centre of Hayfield. The house site falls outside the conservation area boundary.
The applicants designed and built the house for their own use in the late 1990's and moved in in August 1999. In the 13 years since they built the house their requirements have naturally evolved and changed and they wish to modify the house to accommodate these changes.

Both applicants have retired from full time employment and spend much more time at home although both are still active in professional and community activities.
They now have 5 very active grandchildren whose parents work. They, therefore now have increased childcare commitments.

With an elderly mother (91years) who spends increasing amount of time at the house and who requires care and attention there is an increased use of the ground floor family room for sleeping and use of the ground floor wc and walk in shower.

John McCall, chair of Sustainable Hayfield Energy Group and chair of Hayfield Development Trust, is keen to have a more energy efficient lifestyle with a wood burning stove and Solar thermal. Installation to provide renewable energy. Solar PV panels were fitted to the southwest roof slopes in 2010. The house has passive solar collector, heat sink and under floor heating.

Susan McCall is pursuing a successful professional career painting and drawing together with gallery education commitments at Tate Liverpool and elsewhere. Village commitments include Trustee of Hayfield Village Hall and Hayfield Development Trust

Both applicants have increasing cycle usage, shop locally and grow vegetables. They have one car.

In addition to the green agenda some major maintenance items are necessary on the house, including repairing the rear render, rebedding kneeler blocks, pointing and new gates to the parking yard.

The applicants would like to improve the appearance of the rear of the house by replacing the existing stained timber fence with a random natural stone boundary wall and replacing the existing rough sawn stained timber gates with a more attractive hardwood gates with natural finish.



The site
The site of the proposal is a narrow strip of land on the north east and south east corner of the house. The land is currently partly occupied by a timber lean to shed erected in 2000. All the land which falls into these proposals is within the ownership boundary of the applicants. No parking spaces are affected by these proposals

mccallhayfield ASHLAR . MARKET STREET. HAYFIELD. HIGH PEAK . DERBYSHIRE SK22 2EP
email: mccallhayfield@gmail.com
tel: 01663 742199

Aspirations

The key criteria in the design of these proposals are:

- To provide a small secure home office and document storage as an adjunct to what was the office but is now multi-functional family room (ground floor)
- To provide an on-suite shower/wc room off the main bedroom (first floor).
- To provide a storage shed for bicycles, tools, garden equipment etc. accessible from the yard level.
- To provide an open, covered area with good access from inside for the dry storage and maturing of wood (for wood burning stove).
- To provide a south facing roof slope for the siting of solar thermal panels.



Design

The proposals to satisfy these criteria are shown on the attached drawings. They comprise:

- A two storey rear extension to the bedroom block of the existing house. The footprint of the extension occupies a space which is currently partly taken up by a timber lean-to shed. The roof of the extension is a mono-pitch which continues the slope of the existing roof, at a slightly lesser pitch. Because of the difference in level between the land to the east of the house and the internal ground floor level the eaves height of the proposed extension is only 3.500m. The extension houses a small home office at the ground floor level and a shower room/wc accessed off the main bedroom over.
- A single storey side extension, with a mono-pitch, lean-to roof which integrates a modest storage shed for bikes etc. accessed from the yard level, with a covered open area for storage of logs etc. accessed by an existing door from the ground floor level of the house. This roof provides an area for the siting of solar thermal panels, to assist in providing renewable energy for the house.
- The total internal area of the proposed extension is $21m^2$ (approximately 10% of the existing house internal area).

Materials

The roofs of both the rear and side extensions are to be finished in salvaged blue slate to match in with existing roof of the house.

The enclosed extension is to be externally finished in lightly textured Tyrolean render to match the existing rear wall of the house. The eastern boundary of the site, which is formed by the north east wall of the extension is to be finished in random, uncoursed, natural salvaged gritstone without pointing up to a height of 2.100m.
The proposed new vehicular gates are to be purpose made in oak with natural finish.
The open covered wood storage area is to be constructed in oak framing with natural finish.

mccallhayfield ASHLAR . MARKET STREET. HAYFIELD. HIGH PEAK . DERBYSHIRE SK22 2EP
email: mccallhayfield@gmail.com
tel: 01663 742199

Conclusion

The intention of the proposals is to improve the functionality of this house for its occupants whilst improving the visual amenity of the site, and providing the opportunities for a more sustainable future.



The internal spaces which are provided are in themselves modest but will greatly assist the applicants in dealing with demands of their changing roles and responsibilities.
The visual improvements to this side of the house will, it is hoped be a first step towards upgrading the area to which it relates.
The provision of 'green' facilities – in the form of bicycle storage, solar thermal installation and storage space for logs for the wood burner will help the applicants to reduce their carbon footprint and hopefully be a catalyst for other sustainable initiatives.

These proposals will not result in the loss of any car parking spaces within the curtilage of the house or elsewhere and will not cause any material harm to the privacy or amenity of neighbouring residents. They do not remove any amenity space from the dwelling and, we feel, will improve the visual quality of the locality.
We would therefore urge you to approve this application.

mccallhayfield ASHLAR . MARKET STREET. HAYFIELD. HIGH PEAK . DERBYSHIRE SK22 2EP
email: mccallhayfield@gmail.com
tel: 01663 742199