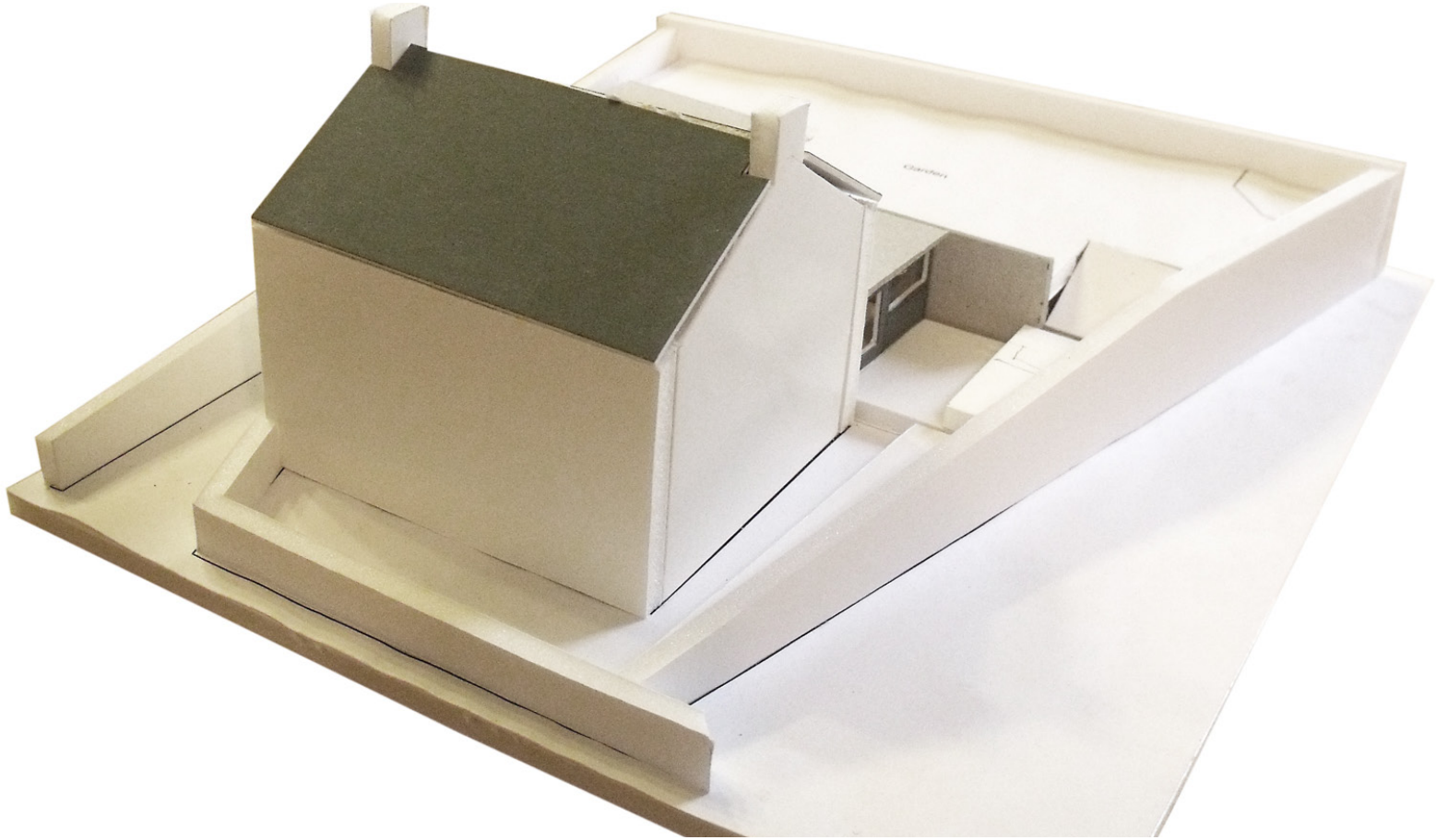
Design and Access Statement

Mathom House, Hayfield



Proposed extension to existing house to provide Kitchen, Utility and Workshop.

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DOCUMENT NUMBER	ISSUE	STATUS	DATE	AUTHOR	CHECK
300 PDOC 01	DRAFT	Planning	27 04 12	RH	AT
300 PDOC 01	A	PLANNING	03 05 12	RH	-
300 PDOC 01	B	Draft Planning	19 03 13	RH	-
300 PDOC 01	C	Issued for Planning	27 03 13	RH	-

Background

The following Design and Access statement accompanies a householder planning application for the demolition of a dilapidated garage and glazed lean- to extension and replacement with a Kitchen/ Utility extension and Workshop. The application also includes the addition of a dropped kerb to Kinder Road to access the existing driveway and replacement of the roof of the original dwelling with slate to match the existing roof.

This statement is to be read in conjunction with the planning application drawings submitted by Evans Vettori Architects.

The applicant is the occupant of Mathom House who wants to improve the appearance and usable floorspace of the home whilst also making necessary repair work to the original dwelling.

Context

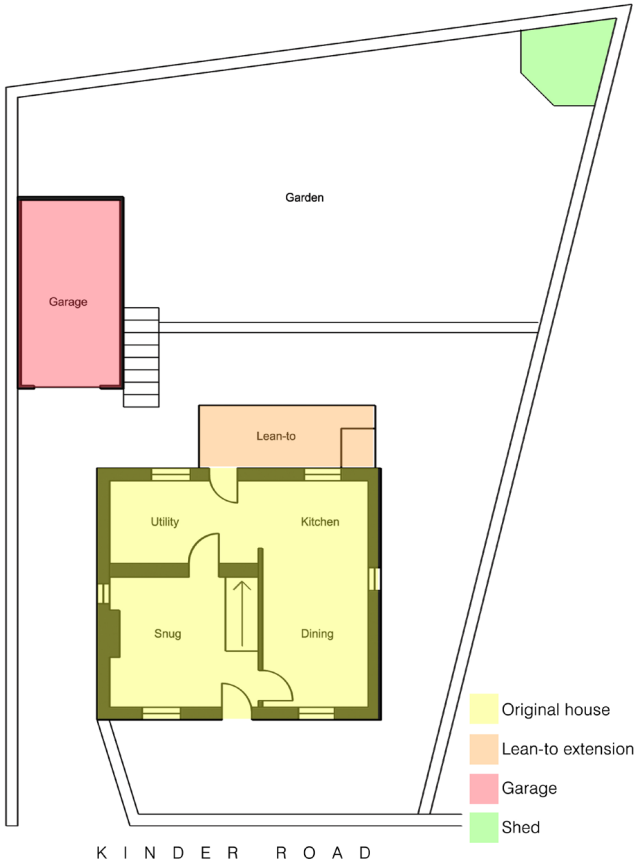
Mathom House is situated on Kinder Road in the village of Hayfield. The house is detached and stands between a row of terraced properties and the driveway to 49A Kinder Road, a more recent property constructed to the rear of Mathom House.

The house currently includes a snug and 'L' shaped living/dining/kitchen area at ground floor level in the original dwelling. Upstairs contains 3 bedrooms and family bathroom. The house has previously been extended outwards to the rear into a single storey glazed lean-to outhouse which includes a WC. The garage stands as an independent building along the western boundary of the site, accessed by a driveway that extends from Kinder Road along the side of the dwelling. The garage and lean-to extension are in a poor state of repair and the slate roof of the original dwelling requires replacement.

The garden to the rear of Kinder House is at a level approximately 2 meters above the ground floor level of the house, accessed via stone steps adjacent to the Garage. The rest of the garden comprises planting beds, a turfed lawn and flag paving to a drying area and patio with a shed/summerhouse.



View down Kinder Road towards centre of Hayfield



Site plan diagram as existing

Evaluation and Design

The proposed new dwelling has been developed in consideration of the needs of the client and with sensitivity to the original house and surroundings. The designs have developed in consultation with the local planning authority and direct neighbours.

The design approach has been for the new extension and workshop to have minimal impact on the original house, and appear as an extension to the garden. The works are kept to the rear of the house, so that it will be largely unseen from Kinder Road.
The existing retaining wall that runs across the rear garden is retained. The proposed Kitchen and Utility room slots in between this existing retaining wall and the original house, and minor alterations within the existing dwelling work with existing openings to provide a large accessible WC and shower room. The proposed Workshop that replaces the garage extends out from the line of the existing retaining wall into the garden and is largely hidden below the garden level. Access into the garden is improved with two sets of gentle steps, one from the Utility to the drying area, and a second from a terrace outside of the Kitchen towards the summerhouse.

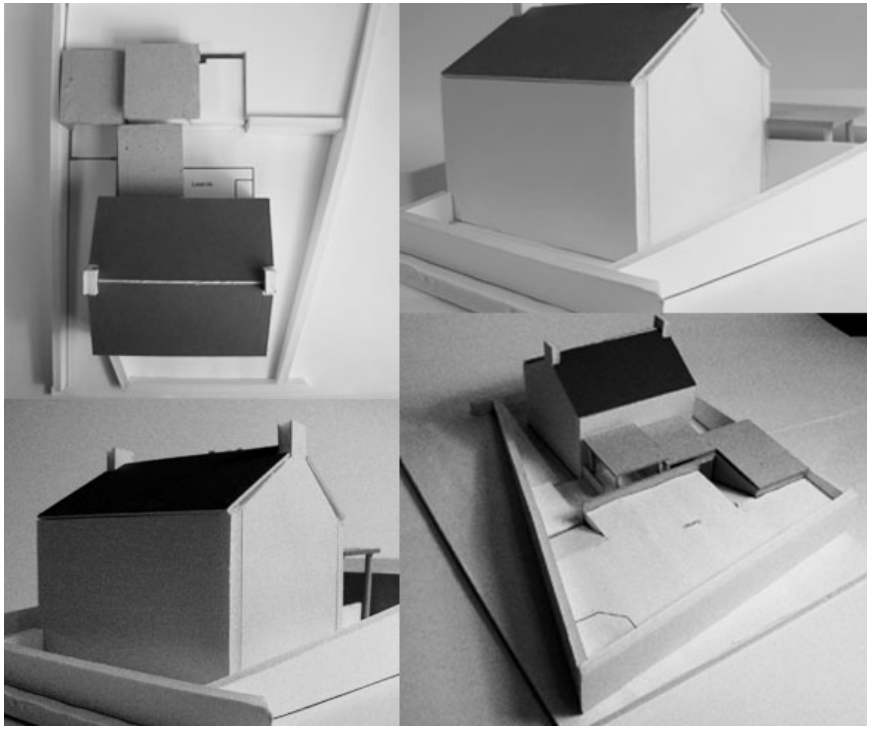
Massing

The form of the extension is kept as a simple minimal box that allows the original dwelling to maintain its prominence. The Utility is provided with level access that links to the existing ground floor to provide an accessible entrance into the dwelling for the current and any future occupants. The ceiling height is kept minimal so that the roof meets the original house between the ground and first floor windows.

From the dining area in the original dwelling, an existing window opening is extended to provide access into the proposed Kitchen. A single step increases the floor level of the Kitchen to allow improved views of, and access into, the rear garden.

The Kitchen area is fully glazed to the south-east elevation, and glazing wraps around the rear elevation above worktop level opening the Kitchen to the garden.





Development sketches and models

The garage is currently a pitch roofed single storey building that is fitted into a cut out of the garden level. The proposed Workshop retains a similar position within the garden, but the roof reduced to a flat roof and the overall area reduced to provide a workshop for the occupants hobbies. The flat roof above the workshop is approximately level with the garden area and is therefore provided with access from an existing terrace in the northern corner of the garden. This approach aims to reduce the impact of the workshop as viewed from Kinder Road and to reduce the shadowing of the neighbouring garden. A simple frameless glass balustrade protects the edges of the Workshop roof terrace, with timber screening proposed to the north west elevation to reduce the impact of the workshop on the neighbouring property.

Materials

The materials selected for the extension and new workshop are proposed to be in keeping with the surrounding gardens to allow the original dwelling house to be the primary feature of the site.

The retaining wall that runs across the garden is to be retained as a stone wall, to tie in with the appearance of the surrounding boundary walls. New walls to the Kitchen/Utility and workshop are proposed to primarily be stone to tie in with the garden walls. Where new walls infil between stone retaining structures, the walls are clad in timber or glazing. The roofs similarly take precedence from the garden surfaces, the roof of the Utility and Kitchen is proposed to be a planted green roof to minimise its visual impact when viewed from the first floor of the house or neighbouring properties. The roof of the proposed Workshop links back to an existing paved area in the northern corner of the garden, and is therefore proposed to be paved as a continuation of this area.

The glazed elements that form the majority of the facades that link back to the original dwelling are proposed as composite frames with timber internally and aluminium externally for improved thermal performance and longevity. Where the walls are solid, horizontal timber cladding is proposed to tie in with the garden shed/summerhouse appearance.







Sketch views of proposed extension and workshop

The roof of the existing house is to be replaced in slate to match the existing. A slight overhang is proposed to the verges to improve the weather tightness of the existing house.

External Works

The grounds of the house are proposed as a series of garden areas.

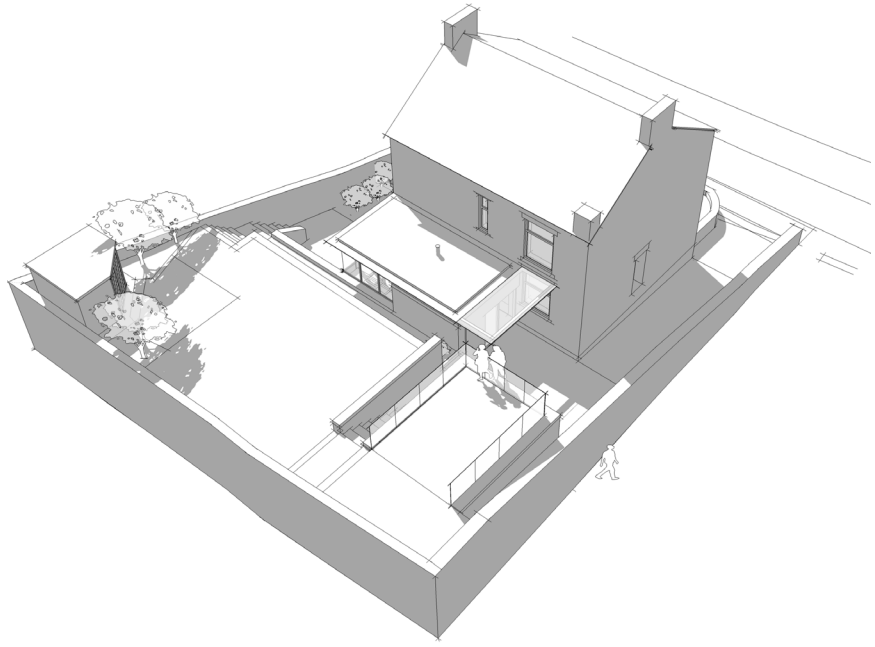
Adjacent to Kinder Road the gardens and pathway to the front door remains as existing. The driveway that slopes up along the side of the house provides pedestrian access to the level rear Utility entrance and car parking as existing. Vehicle access is to be improved by the addition of a dropped kerb to Kinder Road in the location of the existing driveway.

Steps lead up from the courtyard outside the Utility area alongside the workshop and into the rear garden. To the left a paved drying area remains and is extended over the roof of the workshop. To the right the garden opens to a grassed lawn that remains at its existing level.

A level terrace is proposed outside of the Kitchen as an outdoor dining area, which is to be paved in stone. This terrace links to the rear garden via a second set of steps that run along the southern boundary of the property.

Drainage

The existing drainage for the house runs along the rear of the property and down the driveway before connecting into the combined public sewer that runs along Kinder Road. The proposed extension will connect into this system at the rear of the property.



Access

Currently access into Mathom house is via steps to the front door, or through the lean-to extension which steps up into the house. The Utility and Workshop are proposed to have level thresholds with the driveway to provide an accessible entrance into the dwelling. Further, the small WC that is in the current lean-to is to be replaced with a larger accessible WC and Shower room within the ground floor of the original dwelling.

Planning Policy

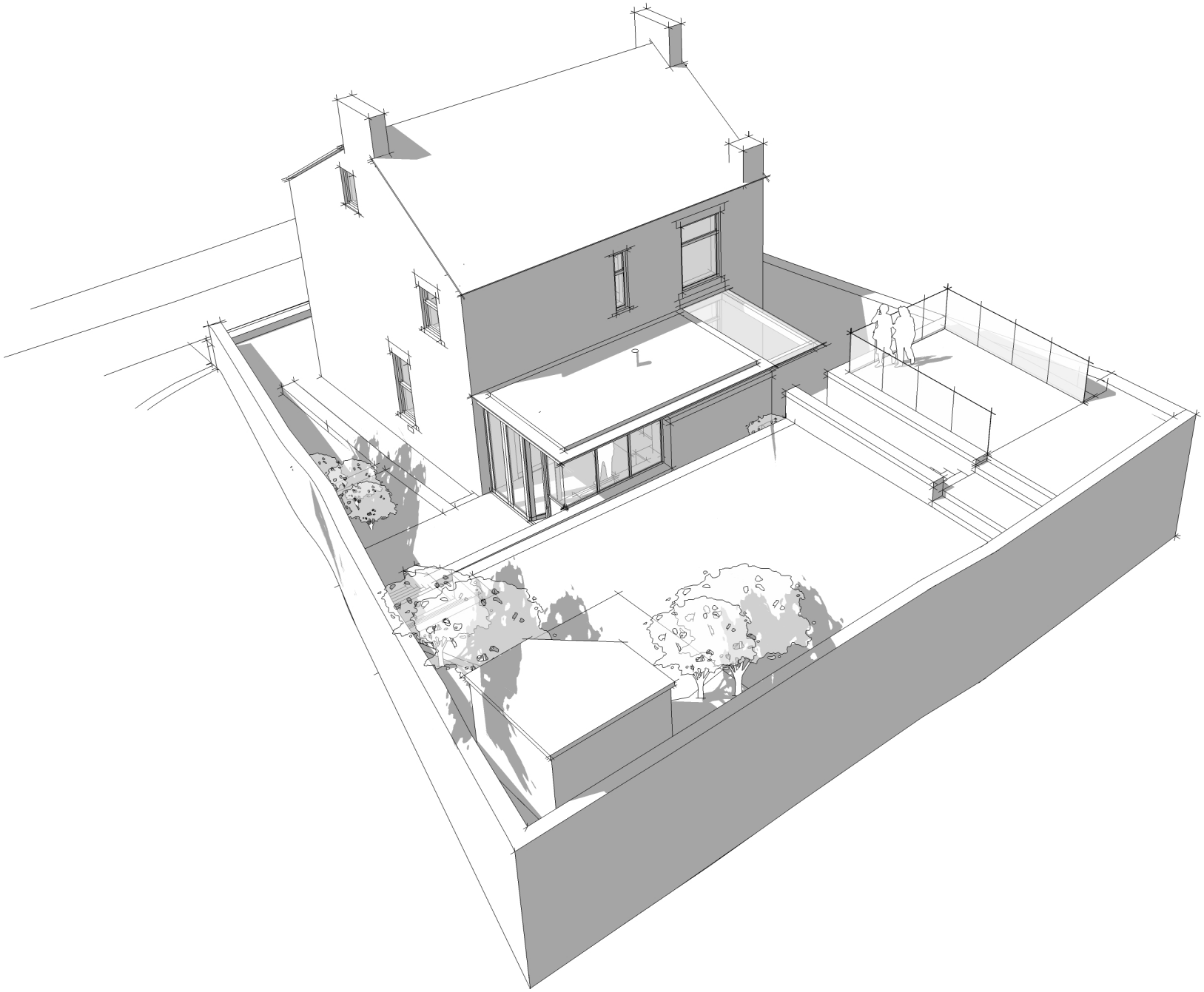
Mathom House lies within the built up area and Conservation area boundaries of Hayfield. The existing Garage and Lean-to extension are in poor condition and the materials used in their construction are not in keeping with the original dwelling or surrounding area. By situating the proposed extension to the rear of the original welling, the scheme is minimal in its appearance and recessive against the original dwelling.

The use of natural materials stone walls, timber and green roofs blend in with the surrounding gardens to enhance the appearance of the original dwelling and improve the appearance of the property as a whole and in its context.





Rear views of Mathom House as existing



Overview of Mathom House as proposed