

2211
STONEWOLD

DESIGN & ACCESS STATEMENT

Revision B



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Drawings shown not to scale
unless otherwise stated

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PROJECT SYNOPSIS

PROJECT BRIEF

This document looks at the proposal of extending vertically to create a new storey as well as extending to the rear. This combined with replacing the cladding and renewing the windows will help lift the building and the site.



SITE ANALYSIS

SITE LOCATION

The site is located along White Post Lane in Culverstone, a long residential road with houses on both sides of varying size, height and design.

In regards to site constraints, the site is recognised as a 'Rural Settlement inset from the Green Belt', as listed on the Local Authority planning portal.

SITE CONTEXT

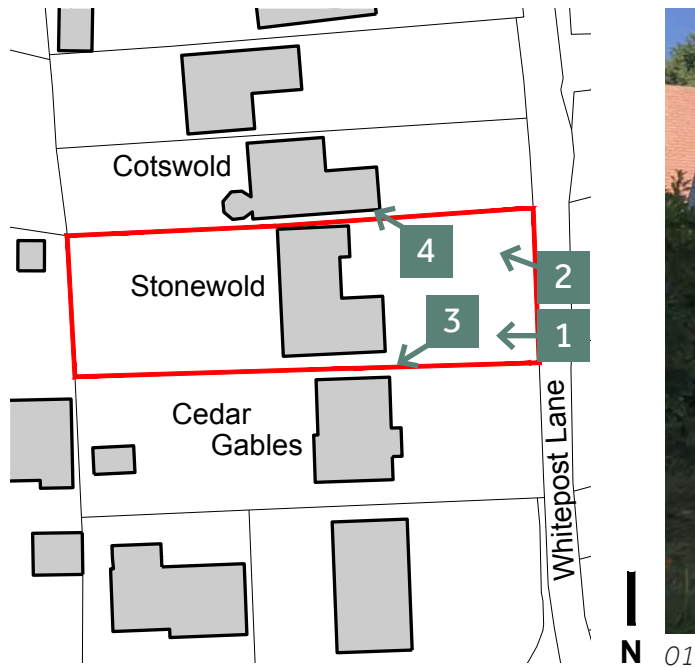
The house is set back from the road a similar distance as the neighbouring properties, although unlike the surrounding properties, Stonewold is a single storey dwelling.

As a result of the site being higher than the road and the established trees along the East boundary, the house is masked from view with the exception of the front gable which is currently clad in stone; a material that does not appear elsewhere on the house or any of the nearby properties.

-- Site Boundary
01. Location Plan

I
N





SITE PHOTOGRAPHS

Front Elevation

01. The property as seen from White Post Lane
02. The established planting along the East boundary masking the house from view.
03. The site in context with the property to the South, Cedar Gables, a two storey house notably higher than the property in question despite being set at a lower level.
04. Looking North-West towards the other neighbouring property, Cotswold, another two storey house of a unique design with a steep pitch roof.



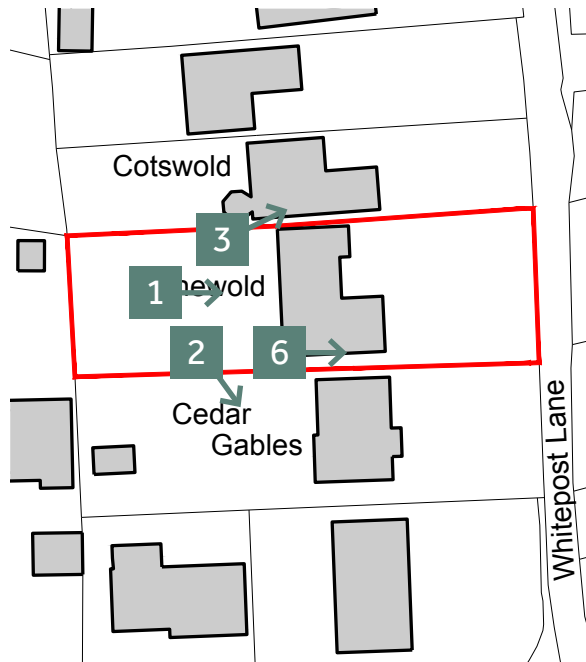


03



04





01

Rear Elevation

- 01. View of the back of the property, Stonewold.
- 02. Looking South-East towards the back of Cedar Gables in context with Stonewold.
- 03. Looking across the rear of the properties to the North illustrating the notable variation in design & heights.
- 04. View along the Northern boundary.
- 05. Across the rear of the property looking North highlighting the varying depth of houses.
- 06. View along the Southern boundary.



02



03



04



05

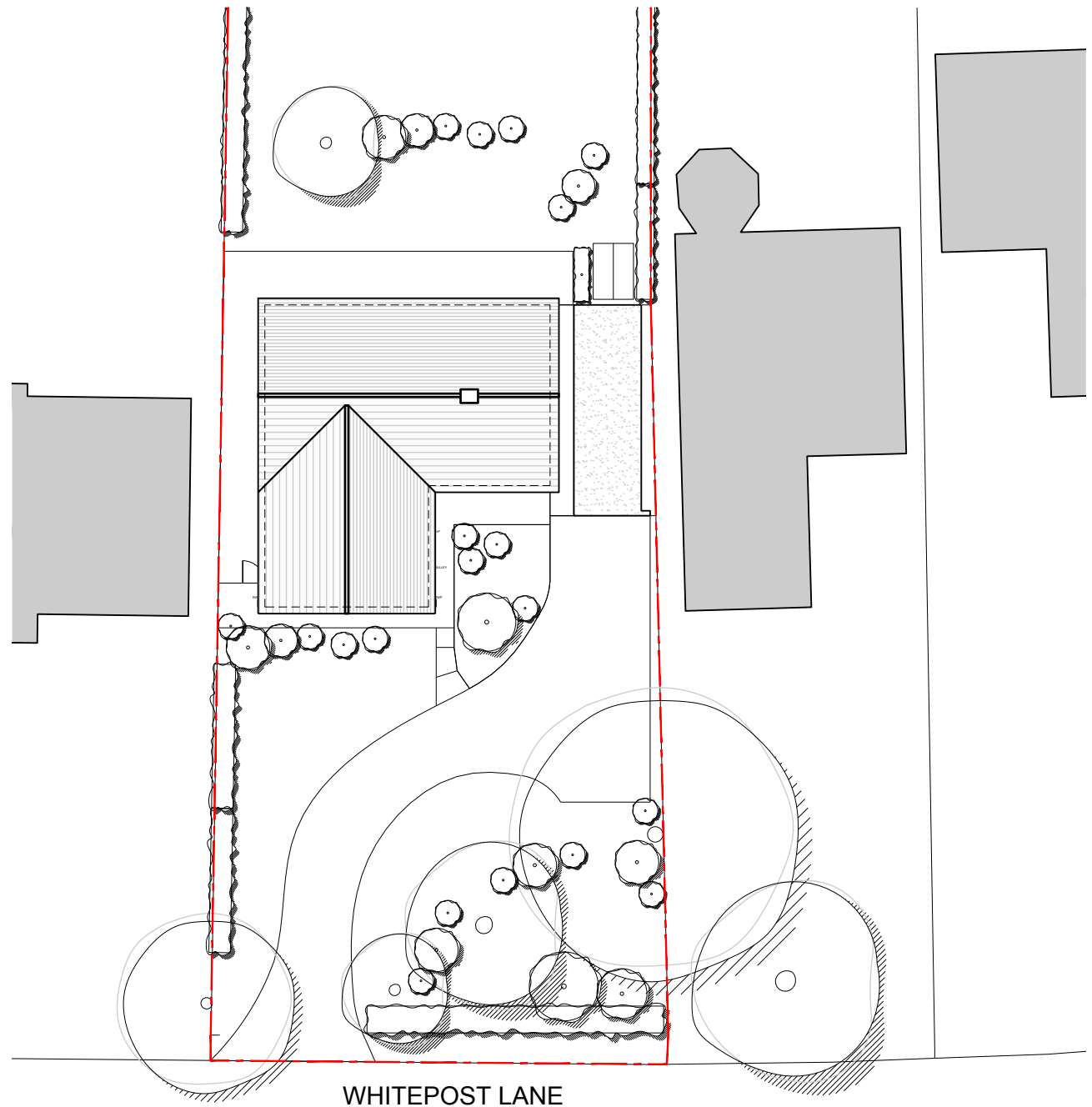


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DESIGN CONSIDERATIONS

- Street-scene - The houses within close proximity to the site are set back a similar distance from the road. With this in mind, any extensions should be kept to the rear of the property to help maintain this correlation.
- Overlooking - With properties close to the boundary on both sides, it will be important to protect their privacy and reduce the amount of side facing windows, and if used, ensure they are set back from the boundary or obscured.
- Overbearing - Creating a ridge height of a similar level to the houses on either side will help prevent creating a structure out of proportion to the street scene and one that would loom over its neighbours. As well as this, keeping any extensions away from the boundary, and where possible, sloping the roof down towards the boundaries will all contribute to reducing overbearing.

-- Site Boundary
01. Existing Site Plan



LOCAL PLANNING HISTORY

There are no applications for this site listed on the Planning Portal website.

Looking beyond the site and at the properties on either side to gain a better understanding of what design styles the Local Authority consider suited to the street scene, the following applications were seen as relevant;

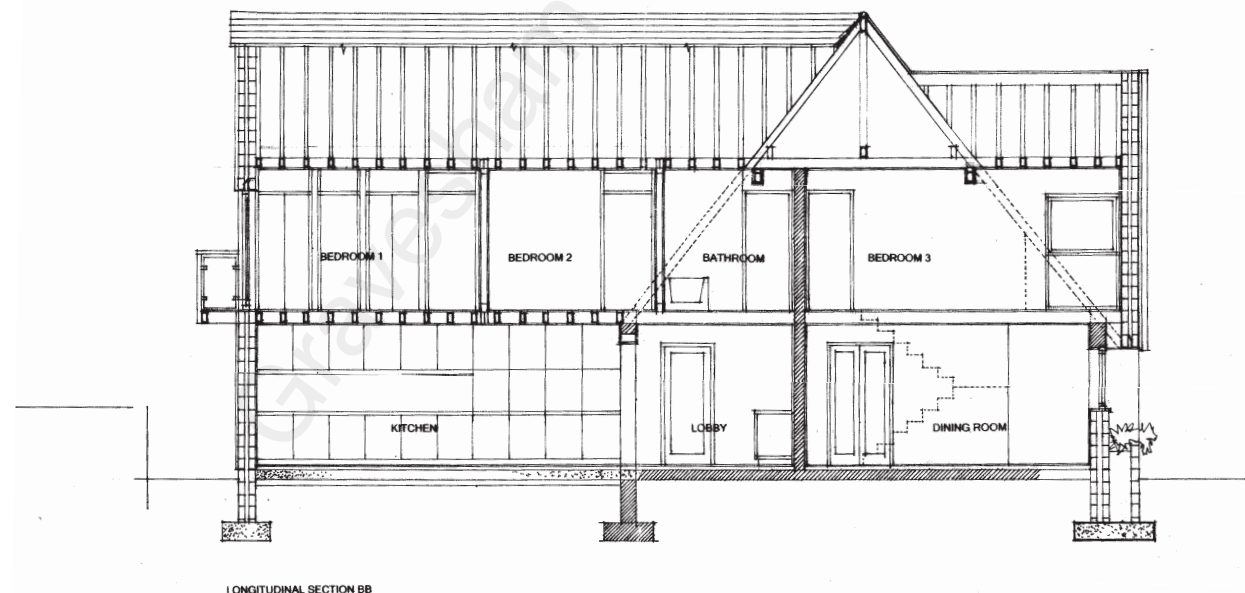
01. Cedar Gables - 20090693

'Erection of part two storey and part single storey rear extension to form an enlarged kitchen and enlarged living room with bedroom at first floor level.'

Permitted October 2009

Compared to Stonewold, the height & volume of the property is notably different although still a fair reflection of properties along White Post lane.

As seen in the approved elevation, the ground level between the properties (shown on the left-hand-side of the elevation) is different with Cedar Gables set lower than Stonewold.



CEDARGABLES WHITE POST LANE CULVERSTONE DA13 0TW

SECT
drg no. 8
date : 18.03/09 P. B. 2009

01

02. Cotswold - 20091019

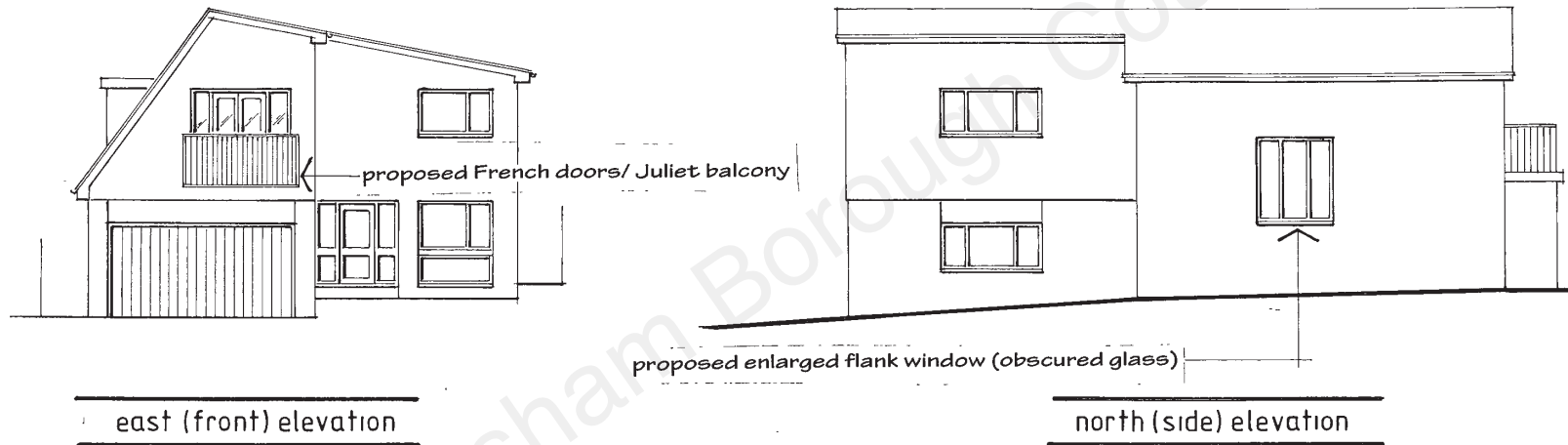
'Construction of Juliet balcony with french doors on front elevation and installation of an enlarged window on north elevation'

Permitted February 2010

Side facing windows can sometimes present overlooking concerns, but in this instance, they are featured on both sides.

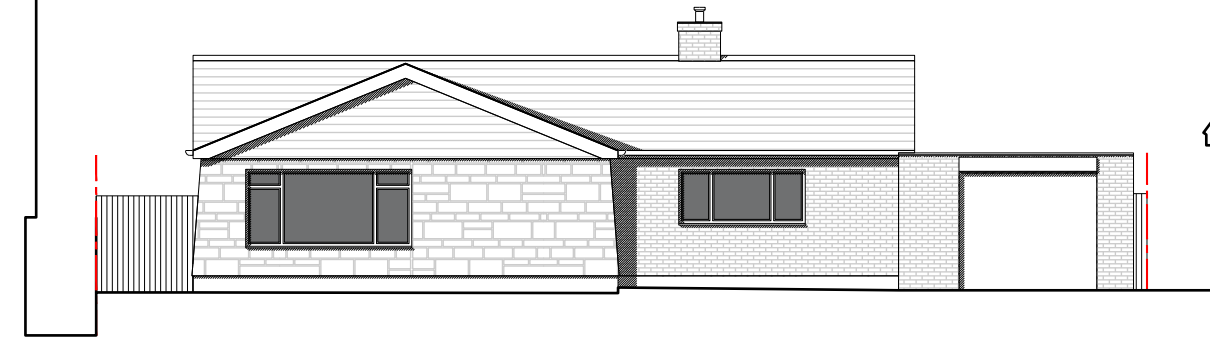
(The elevations within these two approved applications have been reflected to scale within this application for context)

The approved elevation in the above application illustrates the unique design, the steep pitched roof along the boundary and the split level eaves.



EXISTING ELEVATIONS

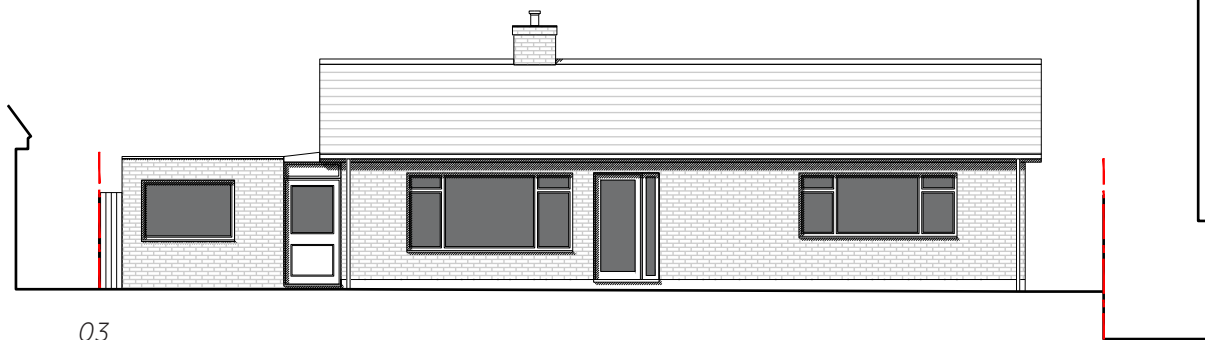
(Stonewold)



01



02



03



04

-- Site Boundary

From the top down

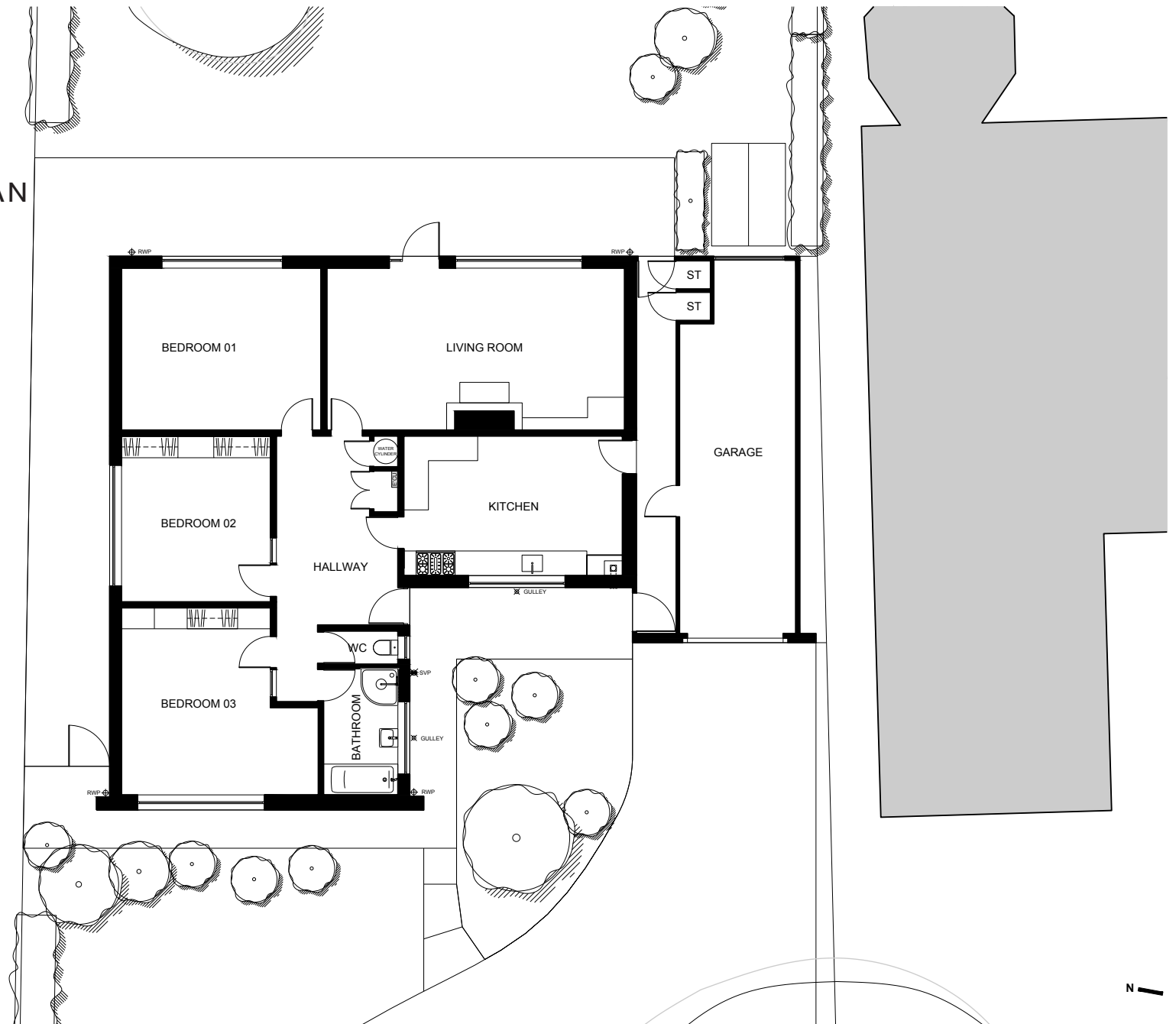
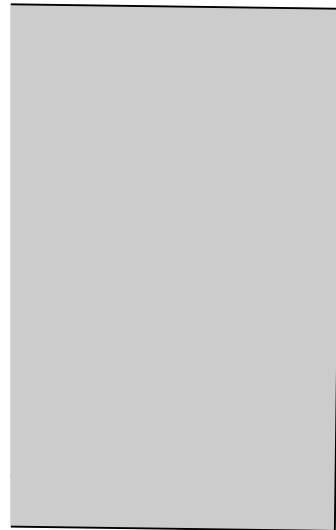
01. Existing Front Elevation

02. Existing South Side Elevation

03. Existing Rear Elevation

04. Existing North Side Elevation

EXISTING FLOOR PLAN



-- Site Boundary
01. Existing Ground Floor Plan

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APPLICATION HISTORY

FIRST SUBMISSION

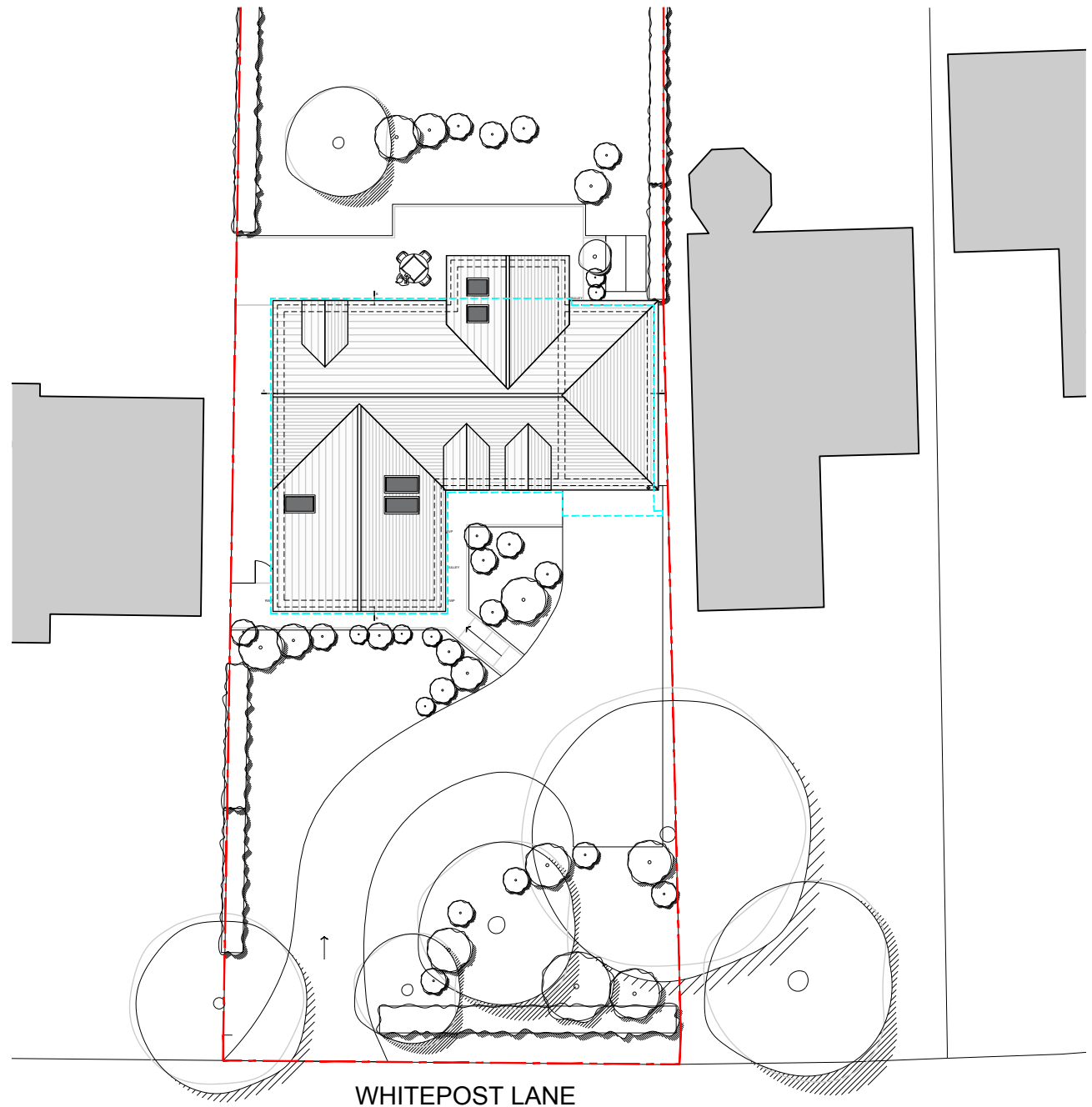
REF:20221231

This document is a re-submission of an earlier proposal, refused planning in January 2023. The main reasons for refusal were;

- *The visual scale of the building*
- *Extending at first floor level the full width of the site*
- *Poor fenestration design.*
- *Confusion over what materials were being submitted as part of the proposal.*

(Drawing part of a previous application)

-- Site Boundary
-- Outline of Existing Property
01. Submitted Site Plan



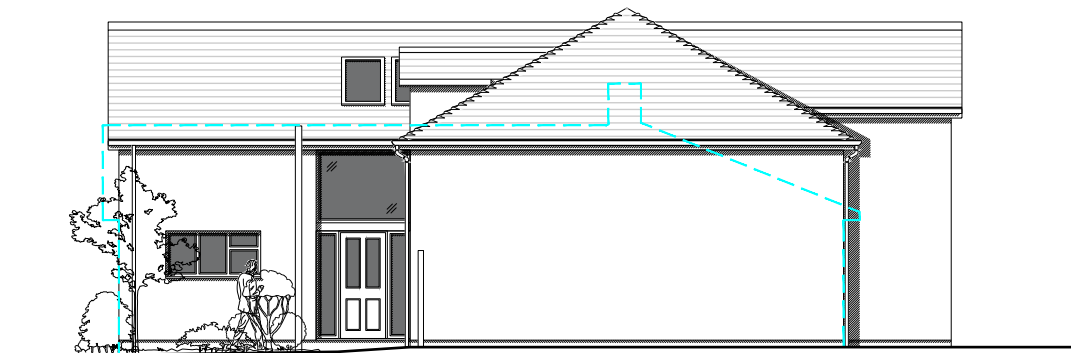
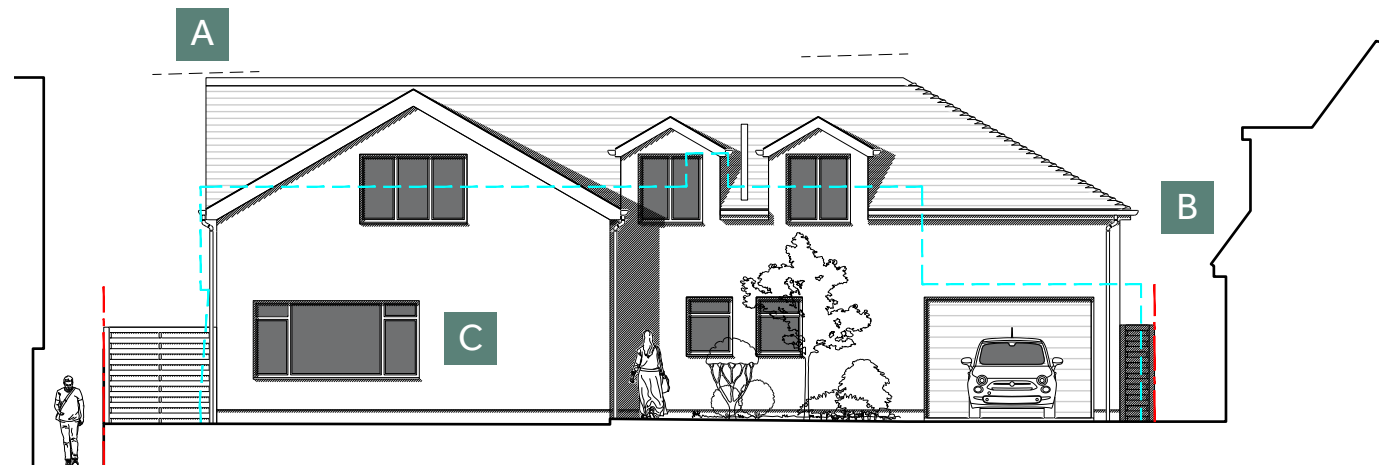
The design aspects considered reason for refusal are highlighted;

A. The ridge line was kept intentionally beneath the line of the two neighbouring properties (demonstrated by the dashed line) however this was seen as being too dominant.

B. Despite pitching the roof down towards the Northern boundary, creating a first floor the full width of the house was considered too bulky.

C. The existing front facing window was highlighted in particular as being of poor design. Due to the internal layout, this element cannot be moved without removing partitioning walls.

(Drawing part of a previous application)



- Site Boundary
- Outline of Existing Property
- 01. Submitted Front Elevation
- 02. Submitted Side Elevation

PRE APPLICATION REV A

REF:PRE20230036

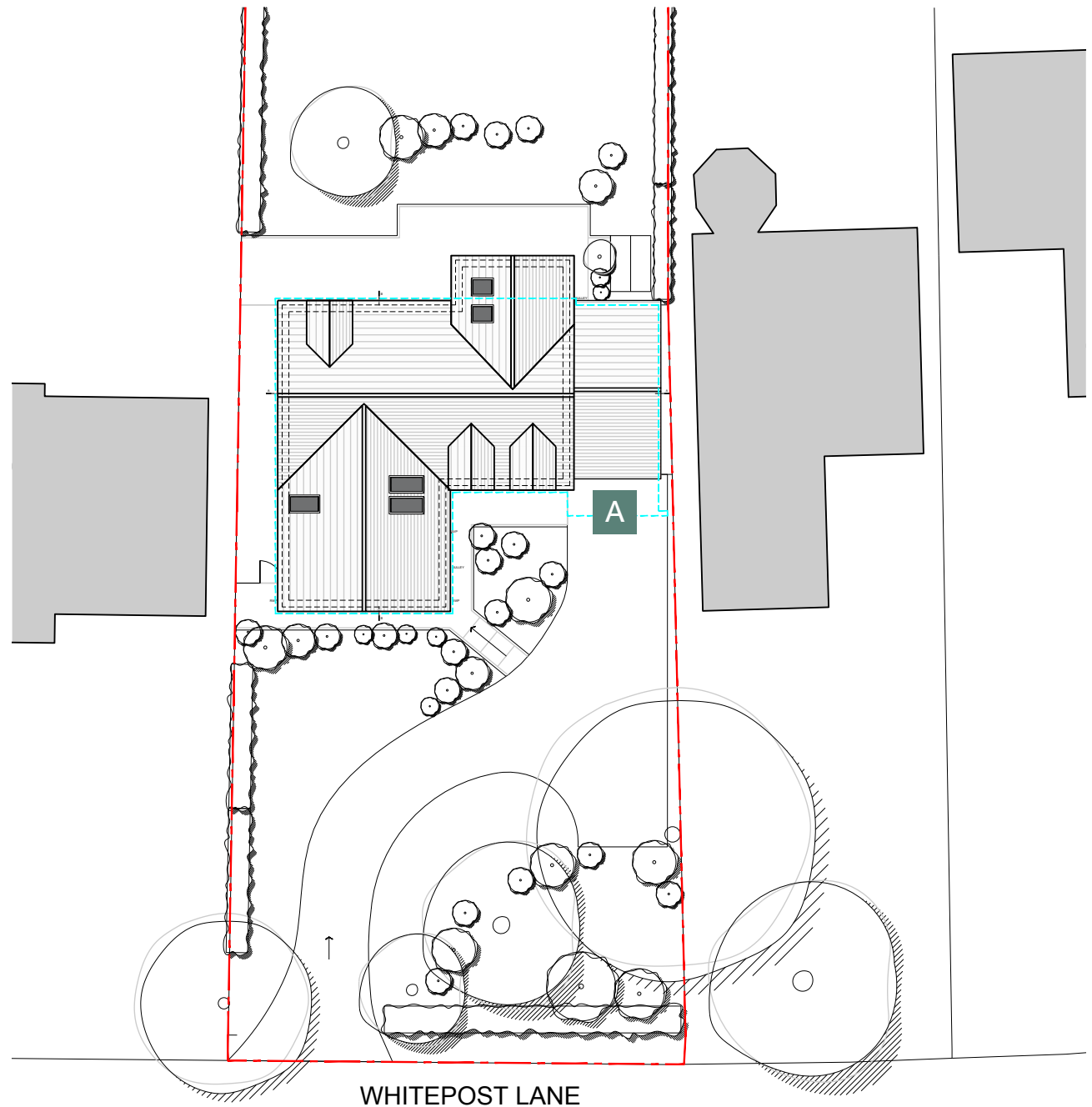
Following further discussions, the planning officers comments were incorporated into a revised scheme which was submitted for a pre application.

Acknowledging the main concerns centred around the scale, the first floor width, and window design, the following changes were made;

A. The garage was redesigned so it appeared subordinate to the main house. By stepping the front elevation back, lowering the ridge & eaves height helped clearly define this element as secondary to the house.

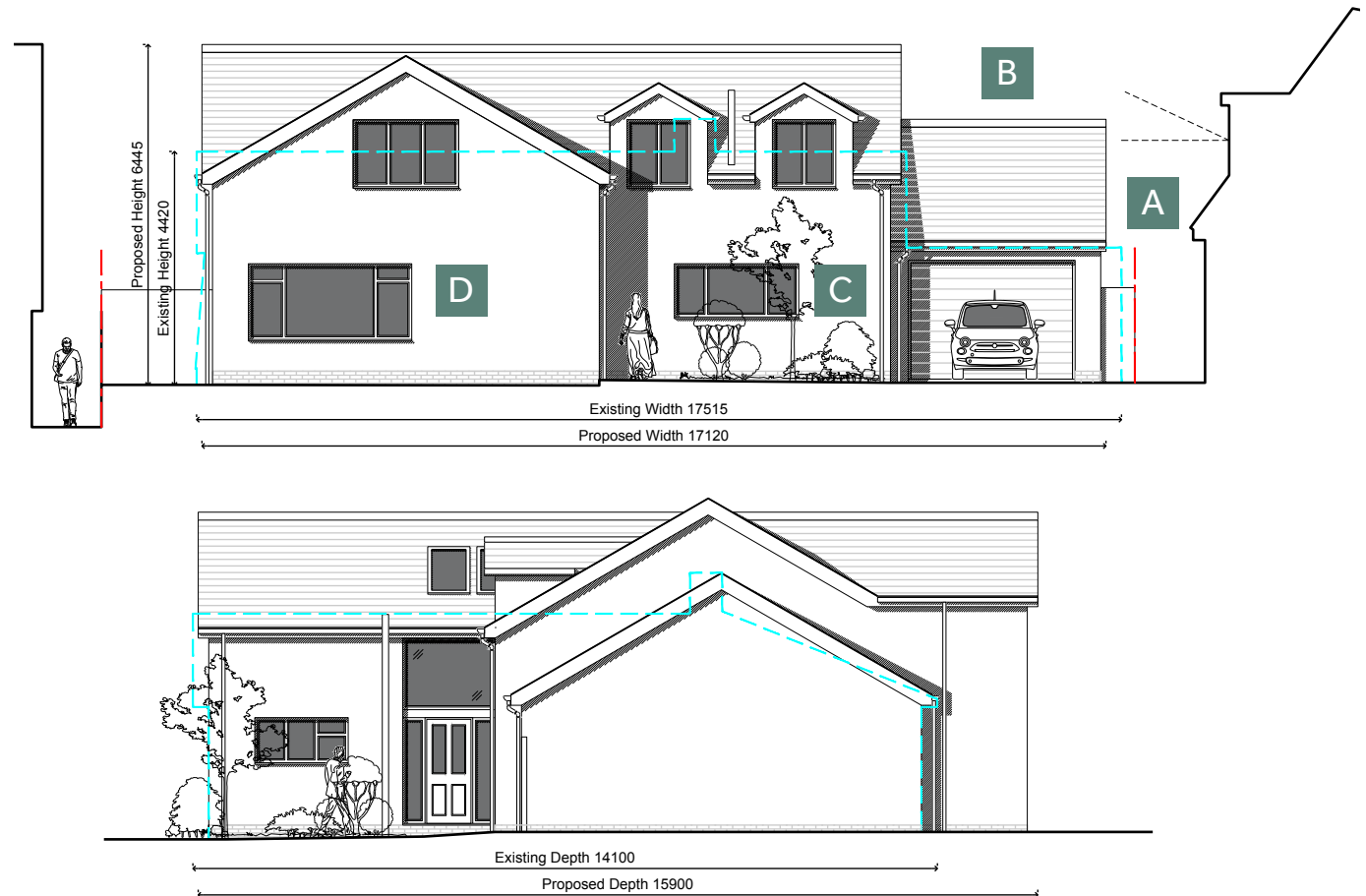
(Drawing part of a previous application)

-- Site Boundary
-- Outline of Existing Property
01. Pre Application Site Plan (Rev A)



- A. The revised garage now set back from the main elevation.
- B. Lowering the garage ridge and eaves height helped address concerns that the width of the proposal at first floor level was too large.
- C. The proposed ground floor window was revised and made wider to help the windows above appear less dominant.
- D. Due to the internal layout, the existing front window remained.

(Drawing part of a previous application)



- Site Boundary
- - Outline of Existing Property
- From Top Down
- 01. Pre Application Front Elevation (Rev A)
- 02. Pre Application Side Elevation (Rev A)

PRE APPLICATION REV B

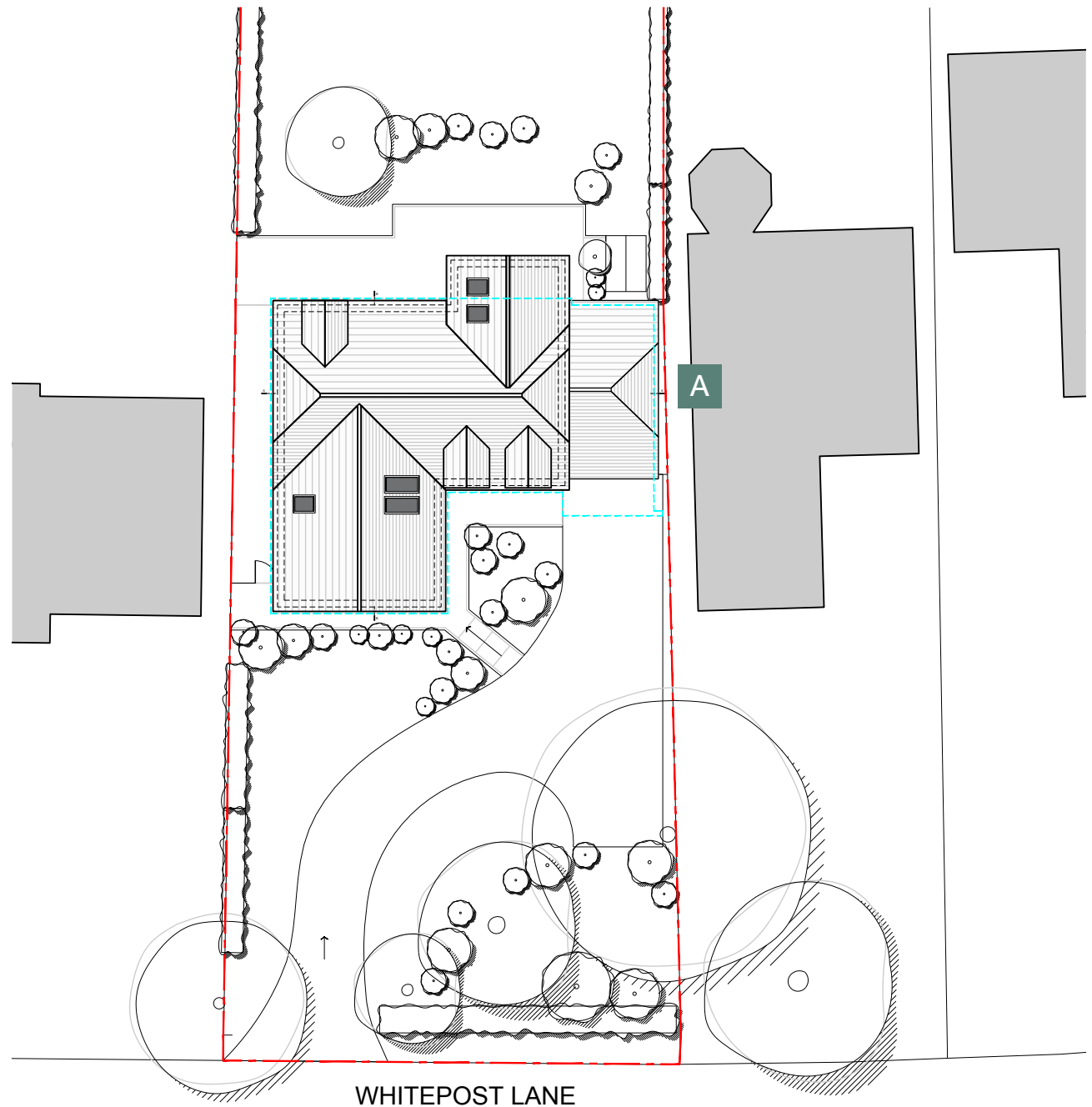
Prior to a pre application meeting, we received comments on the design for discussion. Within this draft report, there were still concerns that the garage appeared too dominant, the issue of the width had not been addressed and that the first floor dormer windows were visually too dominant. Within the report, design suggestions were put forward which were also discussed.

With this, the planners comments were taken on board and further revisions were made.

A. The roof design was altered to reduce the width of the ridge, helping to reduce the volume of the roof without compromising the internal ceiling height.

(Drawing part of a previous application)

-- Site Boundary
-- Outline of Existing Property
01. Pre Application Site Plan (Rev B)



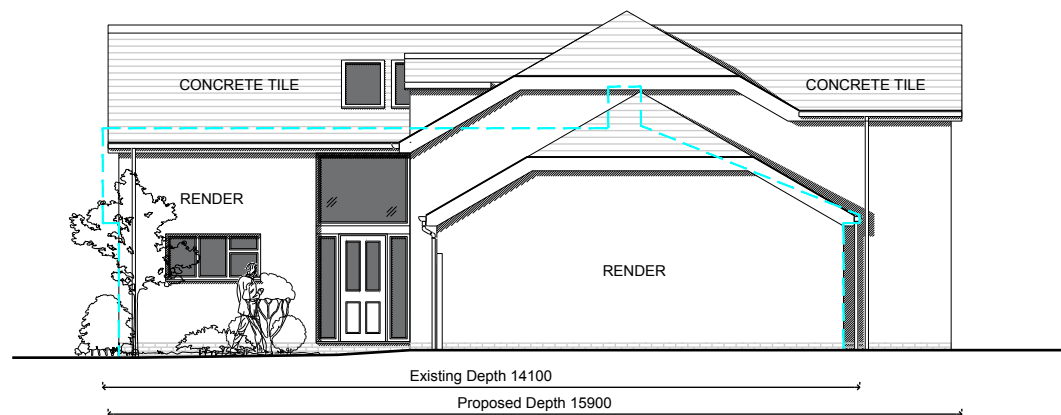
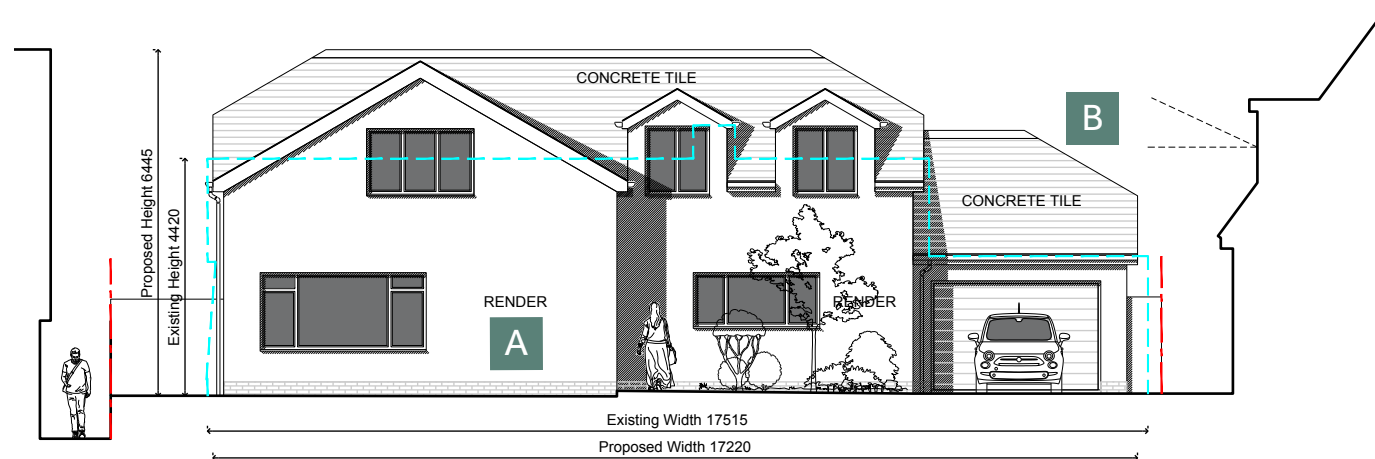
A. The proposed materials were labeled on the drawings to avoid doubt.

B. The revised roof design replicated the pitch of the front gable, which was also replicated in the dormer windows, helping to visual link these elements whilst still ensuring the garage was seen as subordinate.

Following these revisions, the planning officer still felt that the garage was responsible for 'significant height of the roof bulk', and that the 'proposers dormers would still interrupt the eaves line and appear incongruent with the main dwelling house'.

With this in mind, it was clear that the proposal would need to be revised even further for the scheme to be considered agreeable.

(Drawing part of a previous application)



- Site Boundary
- Outline of Existing Property
- From Top Down

01. Pre Application Front Elevation (Rev B)

02. Pre Application Side Elevation (Rev B)

DESIGN PROPOSAL

DESIGN STRATEGY

The intention is to create additional space by replacing the shallow pitch roof with a new usable storey to help minimise any increase on the existing footprint.

A shallow extension has been proposed at the rear of the property away from the boundary on either side to reduce the visual impact on neighbours and the road.

Considering overlooking and overbearing will be key, side facing windows will be avoided where possible, the ridge height will be no higher than the buildings on either side, and where possible the roof will be designed so that the height reduces closer to the boundaries.

With a dark and muted materials palette, the proposal will look to give the site a visual uplift by re-cladding the property & replacing windows to help create a more engaging and less dated design.



PROPOSED SITE PLAN

- A. The entrance to the site will remain the same, sloping up towards the house.
- B. The existing drive will be adjusted to create a more functional turning head helping to prevent the need to reverse out onto a busy road.
- C. The prominent front gable will be no closer to the road than the current arrangement.
- D. The landscaping around the front of the house will be retained and expanded upon helping to visually mask the house from White Post Lane to soften the appearance.
- E. The existing garage will be rebuilt with the front wall set back from the house to make the garage appear subordinate to the house and help reduce the visual mass at first floor level.
- F. As a result of the overall width of the house being reduced in comparison to the existing property, the distance between the boundaries on either side will be no less than the current arrangement.
- G. An extension is positioned at the rear of the property set back from the boundary, helping to prevent overbearing and overlooking.

-- Site Boundary
 -- Outline of Existing Property
 01. Proposed Site Plan



SITE ANALYSIS

A. Site Lines - As a result of the established boundary treatment, the distance and elevation from the road, the house will remain largely out of view from Whitepost Lane as acknowledged in the original application.

B. Overlooking - One side facing window has been proposed to serve as an escape window in accordance with current building regulations. The proposed bedroom window will be obscured and will overlook a blank wall with no existing windows.

C. Overbearing - The roof has been designed to be no higher than the properties on either side, to slope down towards the boundary where possible, & the rear extension is set back from the boundary.

D. Overshadowing - As a result of the roof design & building orientation, the proposal is not considered to cause a notable increase in overshadowing to the property to the North.

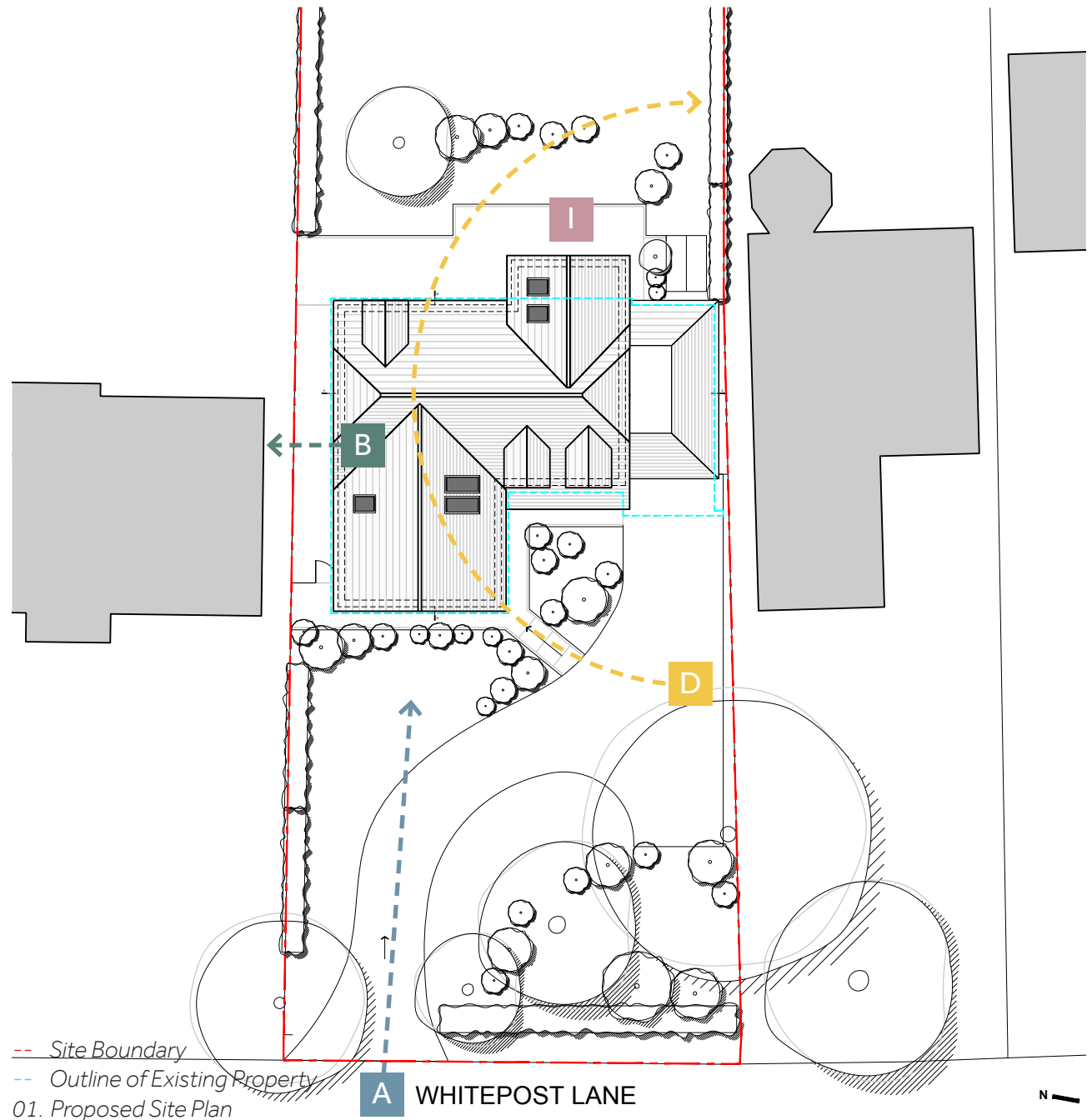
E. Lighting - No new external lighting is proposed.

F. Boundary Treatment - No change.

G. Access, Highways & Parking - No change.

H. Parking - The driveway will accommodate the same amount of cars and the garage will provide ample room to securely store bikes as shown.

I. Biodiversity - The only increase to the current footprint is at the rear of the property in place of an area of patio therefore it is considered that there would be minimal impact on biodiversity as a result of extending upwards opposed to outwards.



MATERIALS PALETTE

Without a consistent or dominant design style/materials palette along White Post lane, there was an opportunity to alter the appearance of the house without looking out of place. The proposed materials look to give the property an uplift, create an appearance less dated, and help articulate the design whilst adopting a modern style not uncommon to the area.

- The existing multi-stock brick will be rendered an off-white colour to immediately uplift & soften the overall appearance. The brick below DPC will be retained.
- All windows will be replaced with new dark grey/black double glazed UPVC flush frames providing a more energy efficient product compared to the existing.
- Low-profile rooflights with a dark grey frame will help blend into the surrounding roof tiles and reduce the visual impact.
- The new roof will be finished in dark grey tiles.
- The existing front lawn, trees along the boundary, and planting will all be retained to help soften the appearance of the house when viewed from the road.



Flush Rooflights



Concrete Tiles



Off-White Render



Flush Casement Windows

EAVES HEIGHT

As a result of creating an additional level converting the bungalow into a two storey property, the eaves height has increased.

Various options were explored during the design process that would have kept the eaves height at a lower level, however, in doing so the ridge height would need to be significantly higher to create enough floor space to make the proposal viable.

Keeping the overall height of the proposal lower to reduce overbearing and better reflect the current street scene, the eaves were raised as shown.

Photographs of the neighbouring properties demonstrate there is no consistent eaves height or roof design along Whitepost Lane.

With this in mind, it would not be possible to reflect both heights & styles therefore a pitched roof design was adopted with the eaves raised to a storey and a half to avoid adding a full first-floor storey which could potentially have been overbearing.



PROPOSED ELEVATIONS

A. The height of the proposal was influenced by the immediate context, drawing a line between the buildings on either side to ensure the proposed ridge height was consistent with the current street scene. The heights of the neighbouring properties were scaled from previously approved applications.

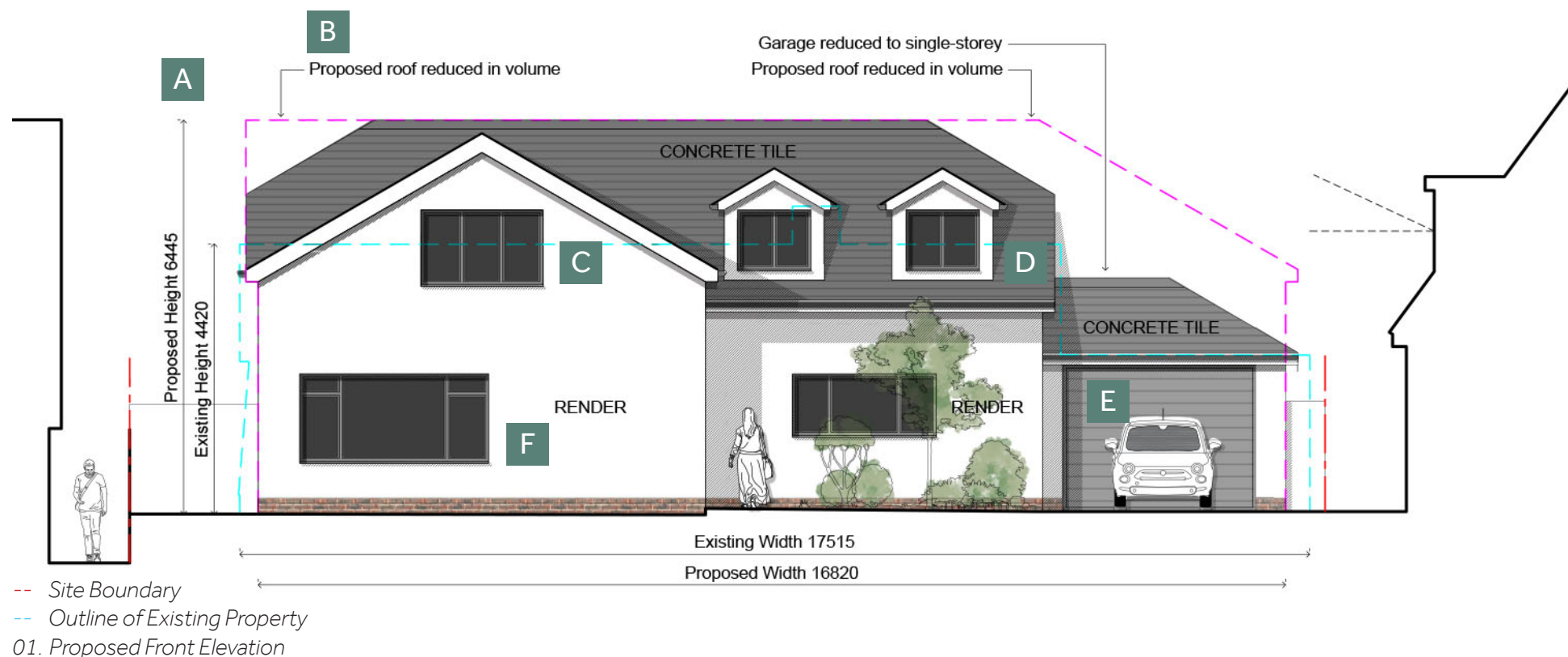
B. To address concerns around past proposals appearing bulky due to extending the full width of the house at first floor level, the garage has been reduced to a single storey and the roof has been revised to reduce the overall volume.

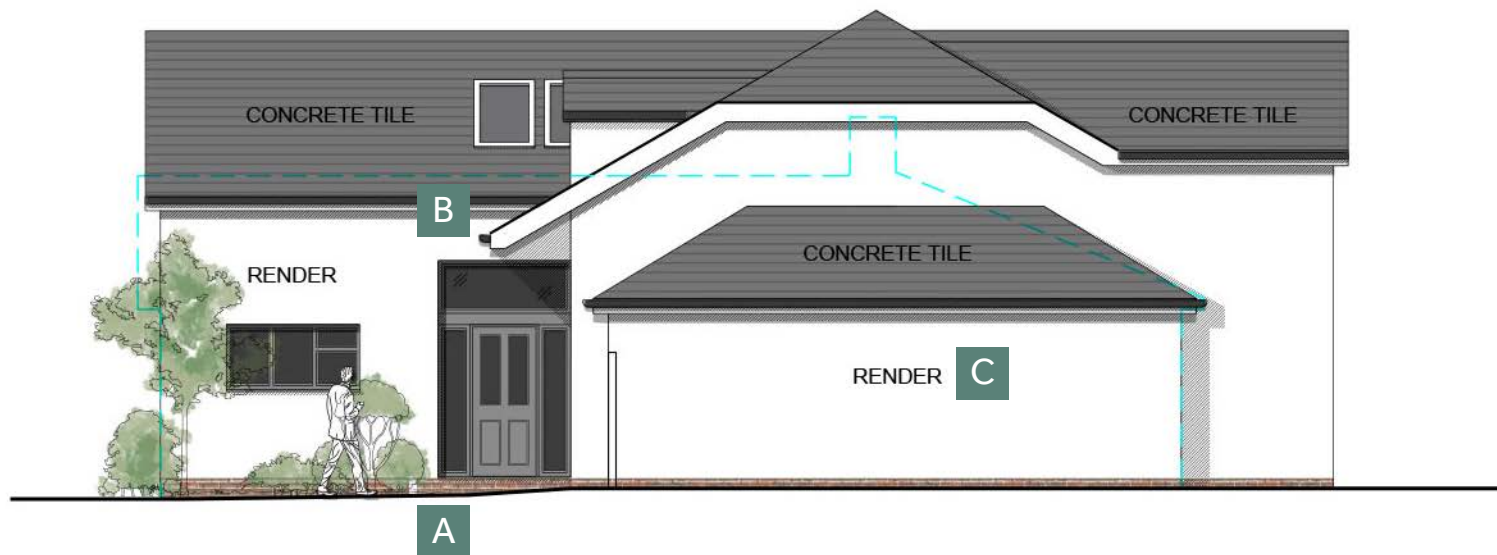
C. The decision to retain a gable on the front elevation helped articulate the design & reflect the current arrangement.

D. The design now features an overhang to prevent the dormer windows from interrupting the eaves line. To ensure the proposal would meet current building regulations, the height of the window cill is restricted however this proposal now reflects the suggestions put forward by the planning officer.

E. The garage is set back from the front elevation to help this element look subordinate to the house, and the ridge height has been reduced to further help address concerns of the visual mass

F. Due to the internal layout, the existing ground floor front window will be retained.





-- Site Boundary

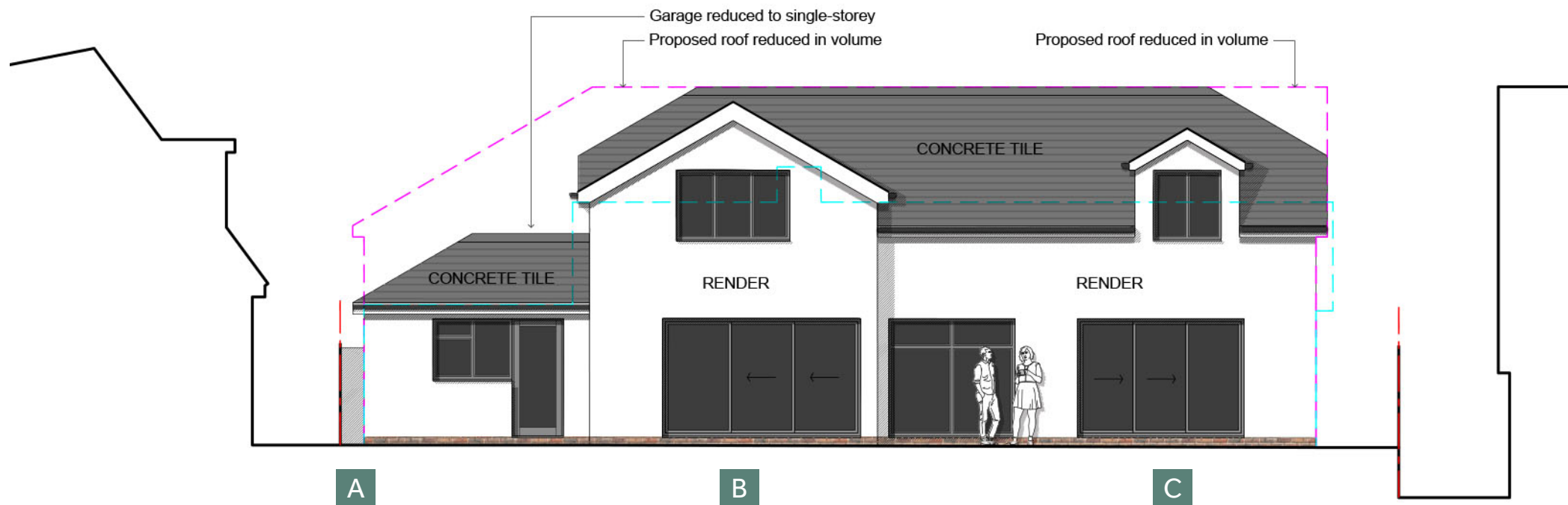
-- Outline of Existing Property

01. Proposed North Side Elevation

A. A new door has been proposed in place of the existing with a window above allowing natural light into the space.

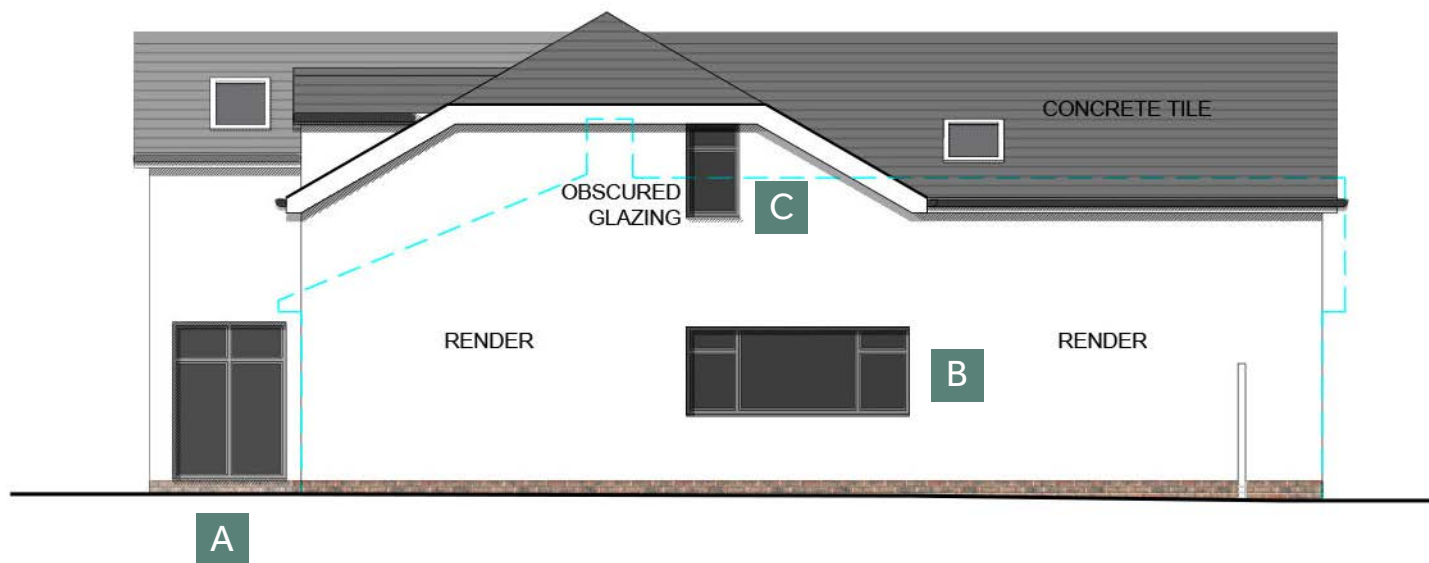
B. The roof has been altered to feature an overhang allowing the dormer window design to be addressed so that they no longer interrupt the eaves line.

C. The garage has been redesigned and made single storey to prevent overbearing.



-- Site Boundary
 -- Outline of Existing Property
 01. Proposed Rear Elevation

- A. The distance between the property and the boundary has been retained on both sides.
- B. A two storey rear extension helps to articulate the design and has been set back from the boundary to help address overbearing & overshadowing.
- C. The addition of new windows and sliding doors along the rear facade will create a better connection between the house and the garden whilst also allowing valuable light into the property.

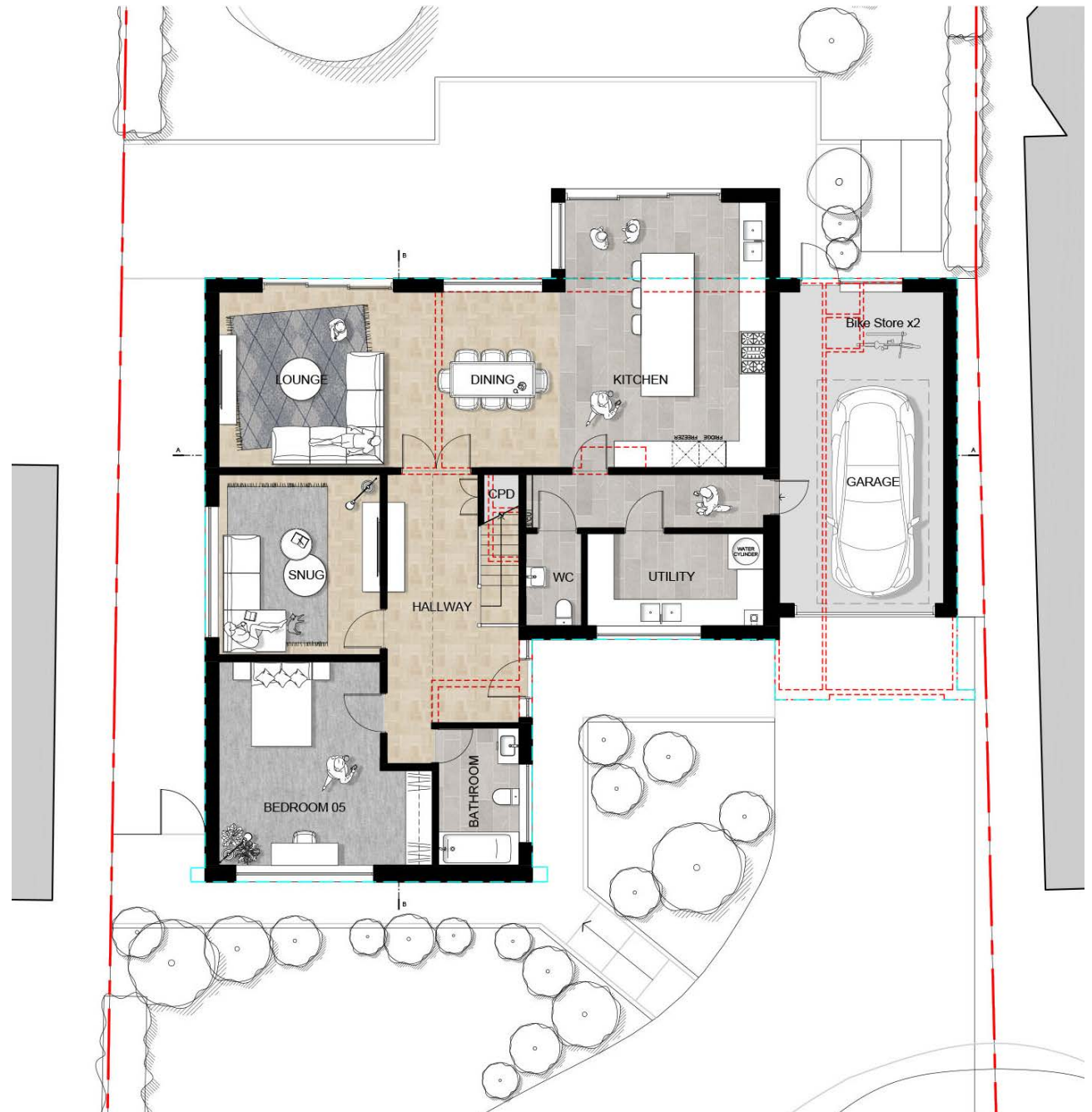


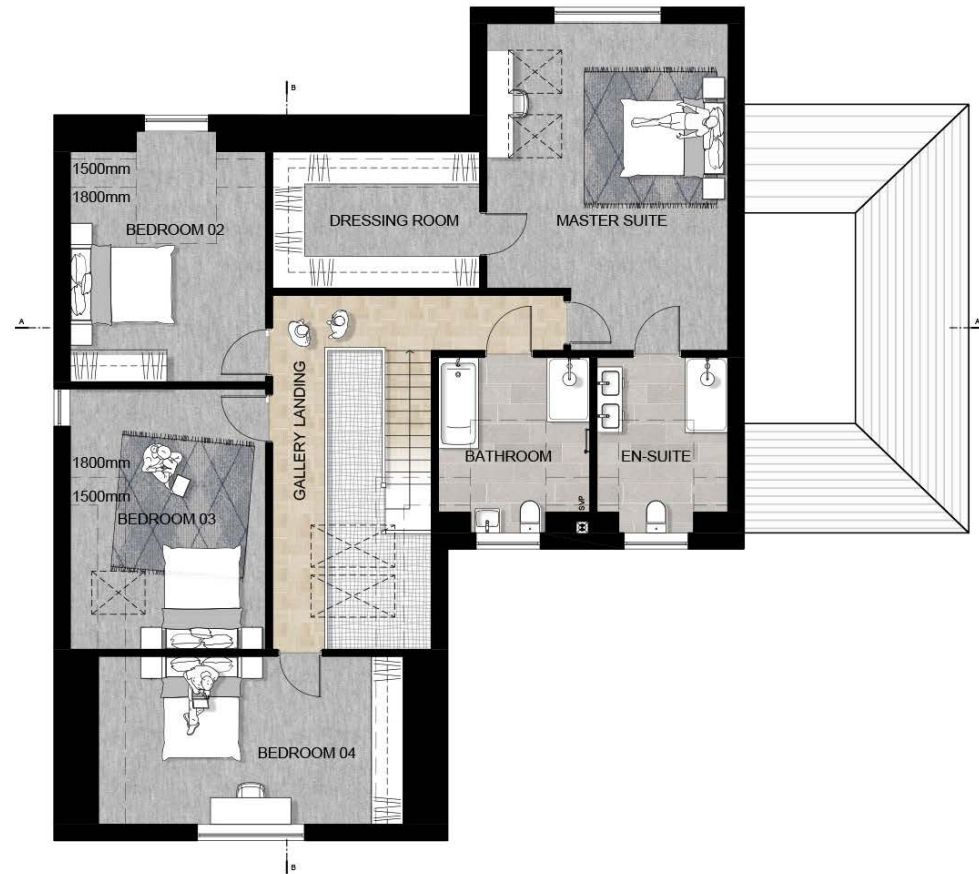
-- Site Boundary
 -- Outline of Existing Property
 01. Proposed South Side Elevation

- A. A new window has been proposed to the side of the extension, but as a result of being set back from the boundary and being at ground level, concerns around overlooking are reduced.
- B. The existing ground floor window has been retained.
- C. A new first floor window has been proposed serving as a means of escape to meet current building regulations however the glass will be obscured and would look onto the side elevation of the neighbours property which has no existing windows.

PROPOSED FLOOR PLANS

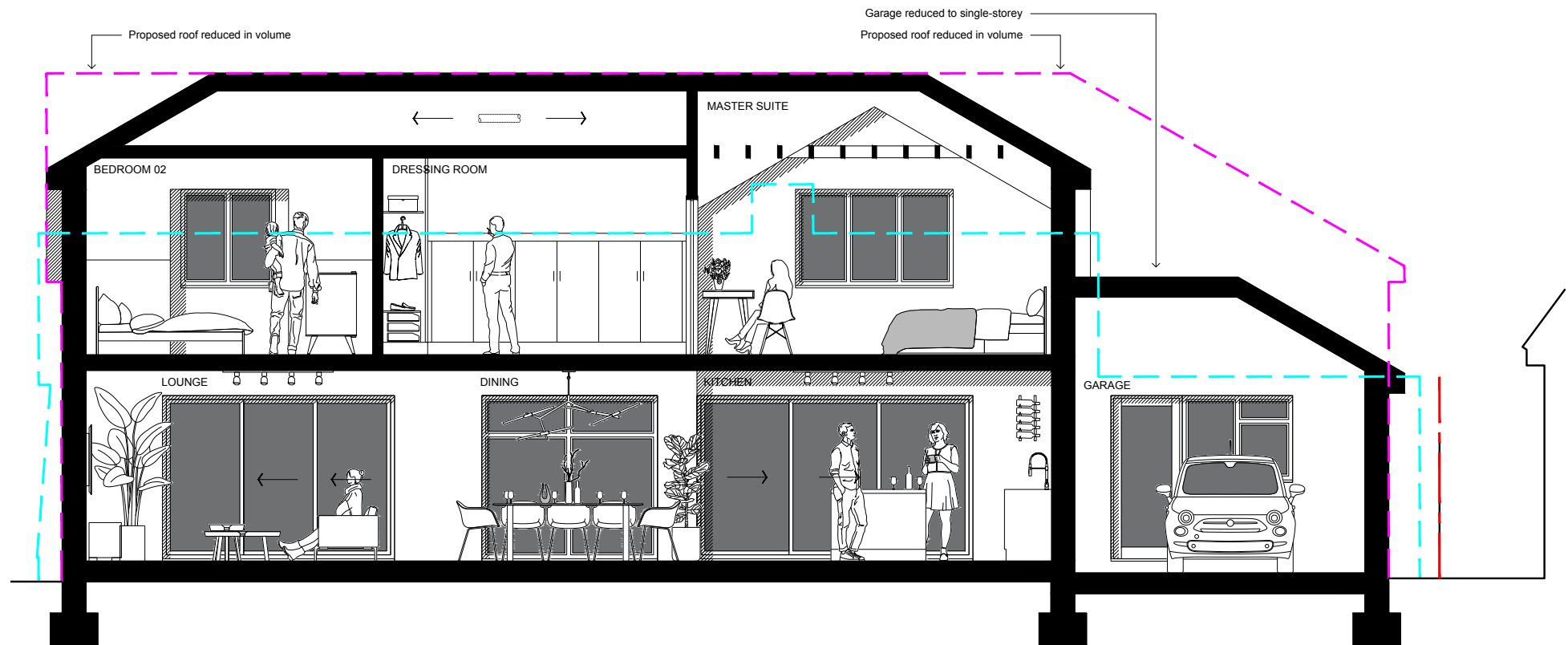
- Site Boundary
 - Outline of Existing Property
01. Proposed Ground Floor Plan





- Site Boundary
 - Outline of Existing Property
01. Proposed First Floor Plan

PROPOSED SECTIONS



- Site Boundary
 - Outline of Existing Property
01. Proposed Section A



-- Site Boundary
 - - Outline of Existing Property
 01. Proposed Section B

DESIGN REVIEW

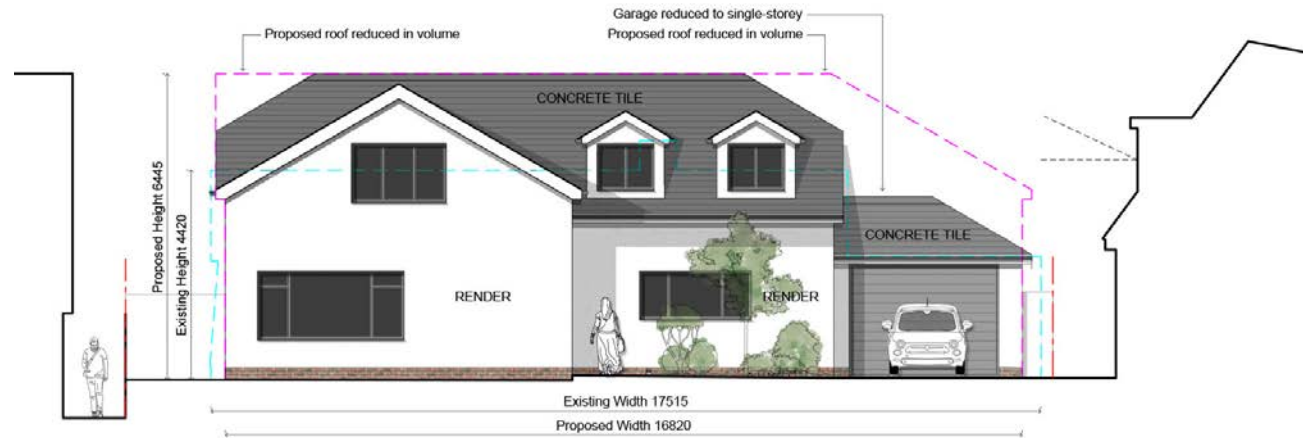
PROPOSAL SUMMARY

The proposed design set out to extend the property vertically to minimise increasing the footprint whilst also looking to modernise the overall appearance of the house helping to rejuvenate the site.

Throughout the design process, a considered approach was adopted where inspiration was taken from the surrounding context and the nearby properties to result in a proposal that delivers valuable floor space whilst creating a design that is respectful and suited to the existing street scene.

The decision to not extend sideways, to keep the ridge height consistent with the nearby properties, and to pitch the roof down towards the Northern boundary helped reduce overbearing & overshadowing. Overlooking was also considered, avoiding the addition of new side facing windows along the boundary on either side.

Following the original application and subsequent pre application reports, we have listened to all of the comments made



by the planning officer, acknowledged areas where there may be concerns, and made numerous revisions with a view to arriving at a proposal which is considered agreeable whilst also meeting the requirements of the applicant.

By revising the roof design we were able to address concerns that the proposal appeared 'bulky'. The decision to set the proposed garage back from the house further helped to reduce the visual mass and ensure the garage was seen as subordinate to the house. Lowering the height of the garage to a single storey responded to concerns that we were extending the full

width of the house at first floor level, which is now not the case. Extending the eaves to create an overhang beneath the dormer windows allowed us to redesign this area so the windows no longer interrupt the eaves line.

As a result of considering the site context, looking to minimise any visual impact or overbearing caused by the proposal, and by acknowledging the design suggestions put forward by the planning officer during pre application, we believe the proposal would be a significant improvement on the current property and would be an asset to Whitepost Lane.

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