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DESIGN & ACCESS STATEMENT

DEVELOPMENT SERVICES
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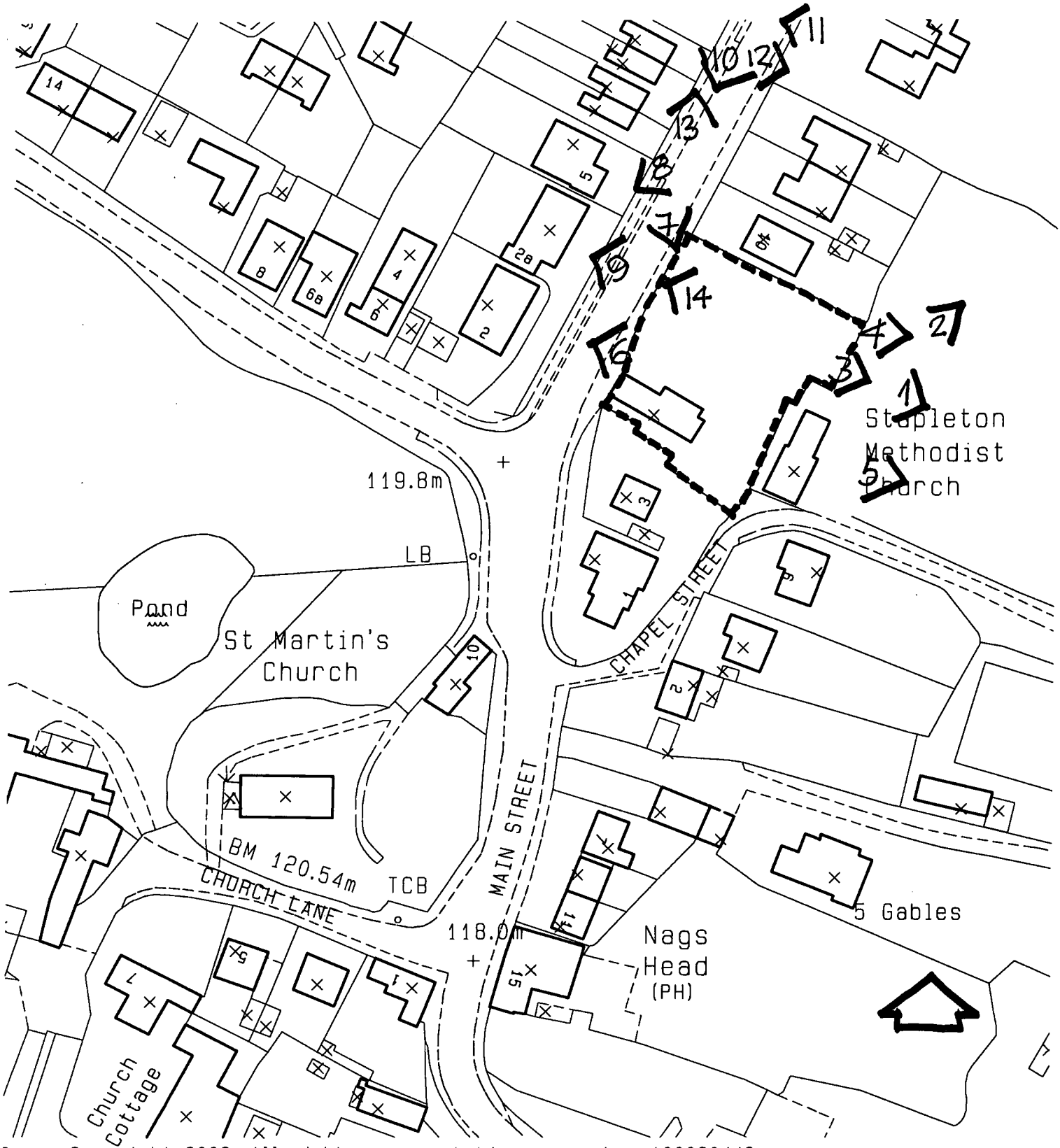
Proposed House
Ashby Road
Stapleton

June 2008

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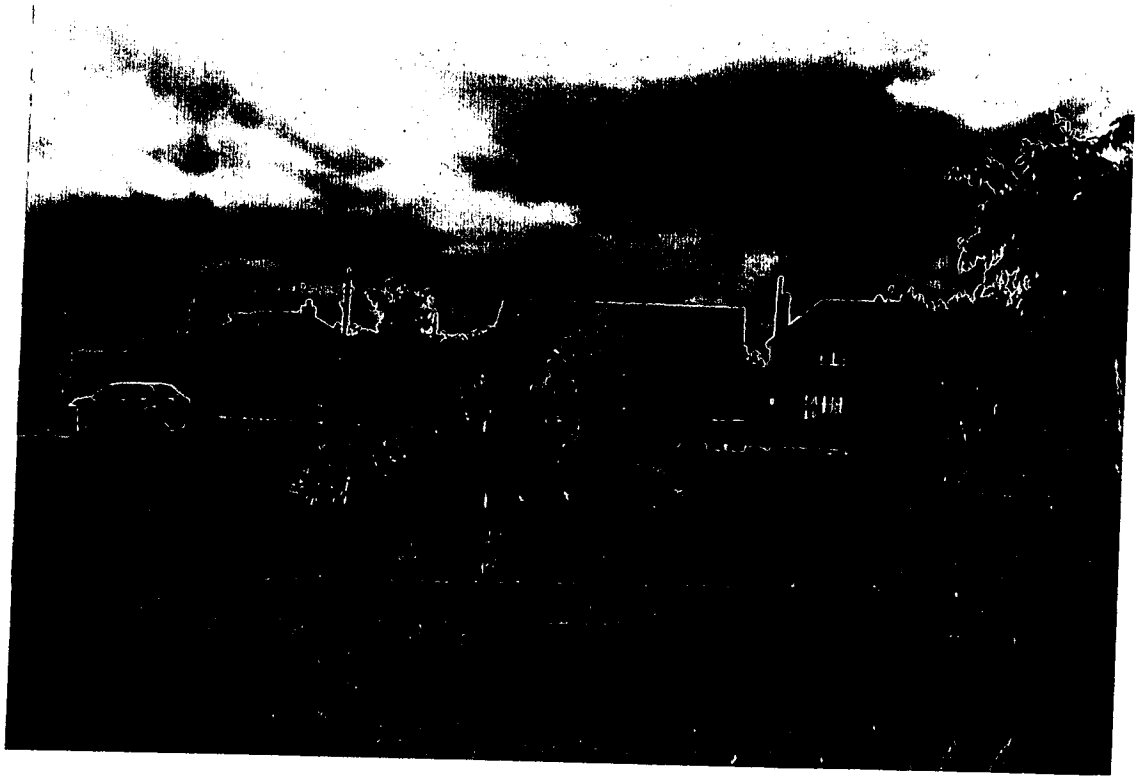
PHOTO VIEWPOINTS



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DESIGN PARAMETERS

Existing Site and Setting

The site is within the curtilege of a tea rooms/restaurant, with attached accommodation. The building was originally a two-storey cottage, which has been extended by the addition of a conservatory, which serves as the public eating area. It is a condition of the Outline Planning consent that this property reverts to a residence.

The existing building is located on the southwestern boundary of the site.

The grounds are generally flat and are at present used for car parking and garden, with childrens' play equipment in part of it. Permission was granted in 2007 for the erection of a two-storey dwelling adjacent the northeastern boundary.

The property is within the extended village of Stapleton, which was originally a village formed at a dog leg in the Ashby Road and the site is along the eastern side of, and served from this road. The access is that, that, at present forms the access to the tearooms and will form a joint access to serve the remaining cottage and the new house, after development.

To the northeast are a series of semi and detached properties, mostly of the interwar period, served from the road and set back from it. They are generally two storeys, with red facing brick and render walls and plain tiled roofs pitched at 40 to 45 degrees.

At the northern entrance to the village is a more recent large detached house, with applied half-timber and rendered first floor with facing brick ground floor.

The houses to the northwest of the road are of a more eclectic mix, being again a mix of detached and semi detached interwar housing along with several infill plots which have been developed in a mixture of styles and materials, but having the unifying feature of being constructed with pitched roofs with a variety of tiles and facing brick and render to the walls.

The old part of the settlement consisting of some original cottages clustered about the church and pub is to the south of the site.

The eastern side of the road is generally limited to a single line of development, and the views to the east are therefore over open country, except where this is limited by the development off Chapel Street. This was built in the mid 19th century to serve the Methodist Chapel, which sits immediately behind the existing tearooms.

The boundaries of the site as existing consist of post and rail stock fence, open to the road frontage but planted where it forms the common boundary with number 10.

The Proposed Building

Layout

The proposed house is laid out to conform to the layout shown on the outline approval.

The access as stated above is from the existing access from Ashby Road. There is an area 7M deep from the rear of the footpath to the access gates to the proposed house, which allows the occupants of the cottage to manoeuvre and turn into their property, and also for the occupants of the proposed house to turn so that they can leave the site in a forward direction.

Windows to habitable rooms are restricted to the front and rear walls to limit overlooking of neighbouring properties.

There are views over open countryside to the rear and there is private space to the front. The major living rooms, including the master bedroom and kitchen, look over this view, and will enjoy the morning sun.

Form

The building is a limited to two storeys by the surrounding development where there are no buildings higher than this.

The house has been designed in a series of minor elements attached to the main cube of the house to reduce the overall scale of the development. To reduce the height of the ridge and therefore the height of the gables to the side elevations, the rear eaves have been dropped and the rear first floor windows set in dormers. The main ridge is to run parallel with the road to echo the surrounding development.

Part of the brief from the client was for a Family/Garden Room, this we have incorporated within the design as a partially full height space with its roof normal to the main element of the house so as to break up the rear elevation. We have placed it at the centre of the plan so that the projection does not impinge on the view of the adjacent house.

The garage wing is a single storey element, again normal to the main ridge, so as to reduce its impact on the adjacent houses and also to present a punctuation point to the street scene.

Detail and Materials

The client wanted an oak timber framed house. It was felt that this would not fit in with the context of the village so that a half-timbered approach to tie in with the house on the north eastern edge of the village. There therefore is a brick ground floor upon which sits the first floor timber frame and infill.

To reinforce the fact that the timber is a frame and not an applied finish we have over sailed it beyond the brick ground floor. We thought it important that the roof provided a strong cap to the building and also this would emphasise the importance of the roof planes in the overall design and have therefore increased the overhang to the eaves and verges to 300mm to give a strong shadow line.

The roof will be in plain tiles to give a texture to the appearance.