

DESIGN & ACCESS STATEMENT

Single Storey Annex at Pond Yard, Collyweston



Prepared by Harris McCormack Architects

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1 INTRODUCTION & CONTEXT

This document has been prepared by Harris McCormack Architects on behalf of the applicants, Mr & Mrs Young in support of a Householder Planning application for works to Pond Yard, Back Lane, Collyweston.

In summary, the works are to include a;

- Single storey annex to replace existing garage.

The works have not commenced, but site clearance and potentially foundation and drainage installation may commence under previous consent, as the footprint of the primary building is the same as the approved scheme.

Our clients completed the purchase of the property in April 2016 having recognised its potential to provide a great family home. They purchased the house upon the basis that their aspirations to extend could be realised to a quality befitting of its intrinsic character and value. Our clients prepared a 'Supporting Statement' outlining these aspirations, which was submitted to the Council in January 2017.

The proposals have evolved from a lengthy process of consultation and discussion with the council, starting with a planning application submitted in January 2010. The main stages of these discussions and extensive history are outlined below:

- a. Application submitted in 2010, under the name of *Replacement of single storey sunroom with a two storey extension*, Ref. No: 10/00113/FUL. This application was granted permission on 16th May 2011.
- b. A pre-application enquiry submitted in May 2015, with response dated 17th June, 2015 (Ref. No. 15/00960/QRY/PCT).
- c. Revised drawings were then submitted to the Council, which were discussed at an Authority's meeting, and it was decided that the most recent proposal would be considered more acceptable and that the planning officers would be likely to grant permission.
- d. A second pre-application enquiry was submitted in June, 2016. Response dated 3rd August, 2016 (Ref. No. 16/01277/QRY/DCWC).
- e. This was followed by a formal planning application submitted in October 2016 (Ref. No: 16/01689/FUL), which was eventually withdrawn in November 2016.
- f. Finally, there was an application submitted in February 2017, followed from a Council meeting on February 10th. The application was named '*Two storey extension with balcony to western elevation and single storey double garage and storage to replace single garage. Two conservation roof lights and replacement window to entrance area*', Ref No. 17/00360/FUL. The application was submitted following positive meetings and hence gained permission in April 2017.

There are three key stages to this extensive planning history:

- a. Planning permission in May 2011.
- b. Officer supported in July 2015.

c. Planning permission granted in April 2017.

This application is based entirely on a single-storey annex to be used ancillary to the host dwelling. The new annex is to sit on the same footprint as the double garage of the 2017 approved application, but there is an extra storage area proposed to the side. This new application is driven by the clients change in circumstances and will provide living accommodation for their mother/mother-in-law.

Our applicant has engaged with the Parish Council, three members of which attended a site visit on Thursday 1st July. There was a very positive response from the members who raised no objections to the proposal.



Image 1 South elevation post rear extension



Image 2 South elevation with buttress pre extension



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**Collyweston
Conservation Area &
Scheduled Monuments**
Compiled 14/12/2016

Historic Environment Record
Northamptonshire Record Office
Wootton Hall Park
Northampton
NN4 8BQ

Scale 1:2,500 (A4)



**Collyweston
Listed buildings**

Compiled 14/12/2016

Historic Environment Record
Northamptonshire Record Office
Wootton Hall Park
Northampton
NN4 8BQ

Scale 1:2,500 (A4)

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3 DESIGN & ACCESS CONSIDERATIONS

Design

Whilst the planning application of 2017 raised some concerns, they were all to do with the extensions on the western elevation and at no point did any concerns arise over the proposed garage. Therefore, we have worked with the plans for the proposed garage, which were granted planning permission to design a building that is very similar in form but with a change of use to residential accommodation ancillary to the house. The overall form is essentially the same, with a pitched roof on the area extending from the house, leading into a flat green roof to the rear. The roof clips over the ensuite to allow a more pleasing connection to the existing dwelling and there is an underpass in this section to maintain access around the dwelling. There is an external covered area towards the back of the annex creating a private space with views to the side of the existing dwelling without incurring any amenity issues on the neighbours.

The change in use, born from Clients change of circumstances, leads itself to a few minor design changes, summarised as;

- a. Slightly higher ridge height, increased by approximately 675mm, to accommodate more interior headroom and the ensuite. Whilst it does not compete with the height of the existing ridge height, we have further dropped the ridge over the ensuite to further enhance the subservience to the existing. There is no material difference between that previously approved and that now presented and therefore we do not consider there to be any detriment to the Conservation Area.
- b. Ensuite over the underpass and adjustment of its position and how it connects to the existing. Previously it run into the slope of the existing Collyweston roof. We have set this back as the approved material of fake Collyweston slate could not run-in line with natural slate.

Regarding the ensuite, a small area over the underpass will now be utilised as an ensuite for the occupant. This, along with the added storage, is the only change in footprint of the previously consented garage and is deemed necessary to maximise the space for an annex. It should be noted that this area is proposed to have the roof extend over the underpass in both proposals, so the addition of the floor area does not alter the volume of the proposal.

Due to existing site levels, there is a small volume underneath part of the proposal that we will use for storage. And whilst we will reduce the ground level between the storage and the existing house to relieve the hydrostatic pressure on the existing property (ground level externally is some 400mm higher than the internal floor and creating damp issues), the height of the store will only be around 1500mm. We have therefore added the additional storage area to the side of the annex to allow for a walk in head room storage area.

Image 4 Wider view form Conservation Area



Whilst this is an addition to the previous approval, it is not a material departure to the previously approved garage.

All drainage will be to existing systems.

Materials

The materials used for the annex follow the same as the previously approved garage.

The horizontal oak cladding sits within an oak frame. Each oak post will sit on a natural staddle stone, and a stone base will be built to prevent the timber connection to the ground and later rotting. The stone will match that used on the house. The ensuite wall will be made of stone to create the underpass and link to the house as the approved scheme.

The roof material will be Rutland Siga Tile, which is the same as the previous approved application. This sees a slight change in design, as the pitched roof approved was intended to align that of the existing. The new proposal has the central ridge sitting along the same line ridge as the dwelling to avoid running an artificial Collyweston slate into the original Collyweston slate.

Aluminium doors to the veranda are in line with those specified for the rear extension of the previous consent.

Access

There will be no vehicular access issues that will arise due to the proposed works. This is because the access to the property will remain wholly unaffected and the proposals will not result in any material changes to traffic movements to and from the property.

There is generous space within the curtilage of Pond Yard itself to accommodate our clients' daily parking requirements, as well as contractor's vehicles whilst all building works are in progress.

The annex is to be all on one level to allow for the building to be able to be occupied by the intended person for as long as possible.

Amenities

Although the building is quite close to the property's boundary, the boundary is very well screened and the scale of the building should avoid the annex imposing on the neighbours. The single storey height means that the annex should remain relatively subservient from the outside and there are no windows that are oriented to allow the occupant to see into the neighbour's garden and vice versa.

Landscaping

There are a couple of landscaping changes, including reworking the steps in the front garden to allow access to the lower area. The new steps are proposed to sweep around the existing retaining wall.



Image 3 Current access



Image 4 Existing garage

4 CONCLUSIONS

It is evident that a substantial effort has been made by the applicant to meet the requirements of the Council, the Parish and preserve the conservation area whilst providing the increased accommodation necessary for the applicants changing requirements.

There is no material/design inconsistency between this proposal and any local policy or indeed to the approved plans of 2017.

This proposal is the result of thoughtful design process which seeks to be fully respectful of, as well as sympathetic to, the existing property, its setting, and the guidelines and requirements of the Council.

Due to the above, we are led to the conclusion that this is an unobjectionable proposal of which planning permission should be granted.