

E3 Architecture

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Sandy Lodge , Roundhay Park Lane Design & Access Statement

Iain Chadwick
April 2024

Introduction

E3 Architecture have been commissioned by the owner of Sandy Lodge to submit a Householder application for demolition of the non-historical northern extension and to rebuild a new structure on the existing footprint as well as a detached 3-car garage to the existing hardstanding entranceway.

This application has been submitted at the same time as a full planning application for the site to the North of the property. The scheme has been proposed to complement and work with this new proposal as well as work as a high-quality stand-alone betterment to the existing house.

The current side extension is too small for modern cars due to its framing and door sizes, it is currently used as storage with a gym and changing room to the rear of the building. This will be replaced with a purpose built games room and gym structure.



Site Description & Location

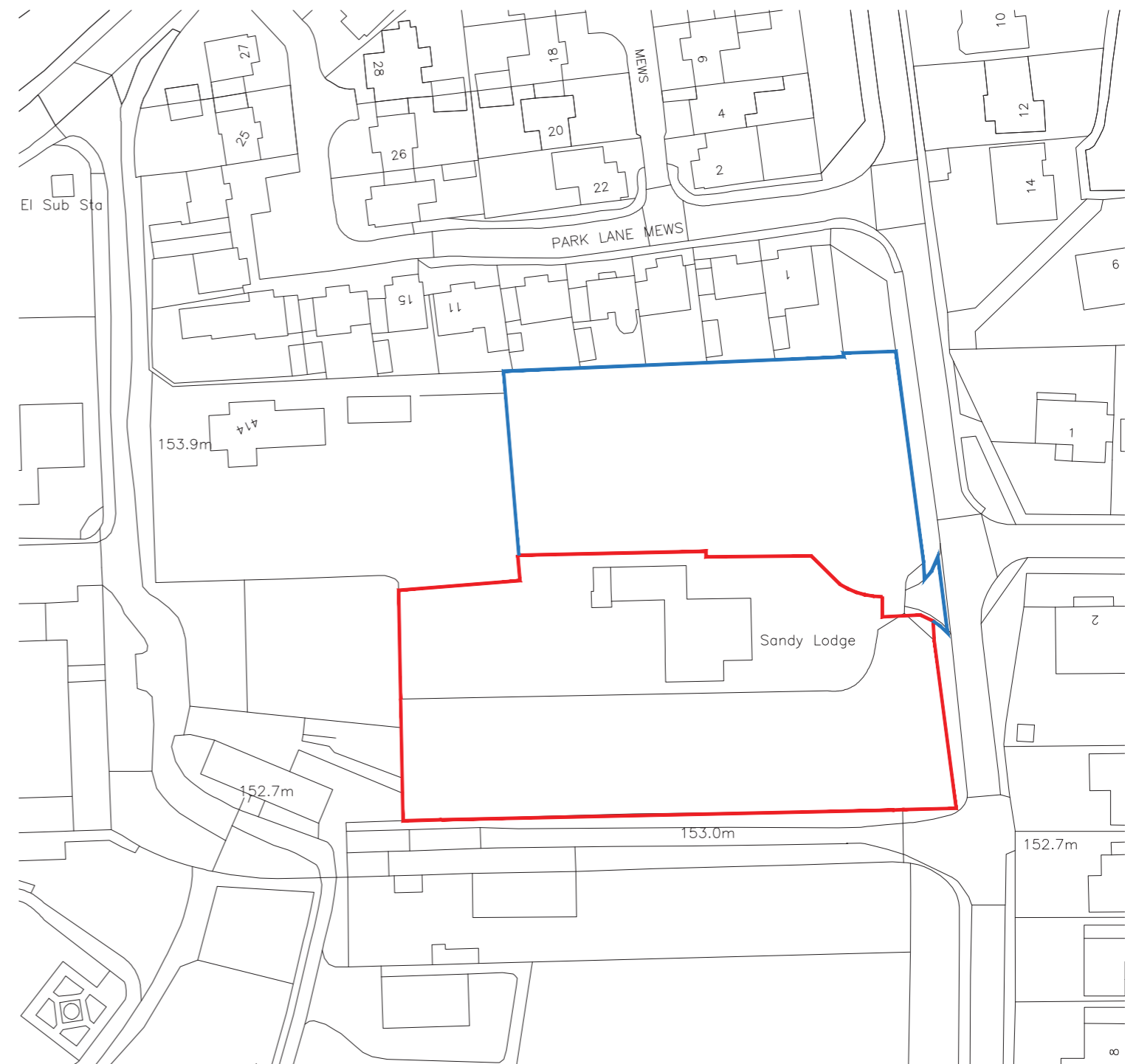
The site in question (red line boundary) is the proposed curtilage of Sandy Lodge, the blue line boundary encapsulates the clients ownership of the parcel of land that has been submitted for a Full Planning Application for the construction of a single dwelling with associated external works which has been submitted in tandem with this application.

The red line of the site is approximately 4231m² of land to the south of Alwoodley and east of Shadwell. It comprises a private residential garden with an existing detached two-storey private residential dwelling (Sandy Lodge).

To the south and is bound to the north by properties at Park Lane Mews, to the west by established trees and properties at Shadwell Grange and to the east by Roundhay Park Lane, where access is currently gained to the site, and the properties at Shadwell Park Drive.

The site is located within the Green Belt boundary. There is no neighbourhood plan for the area in question. The area is not located within a conservation area and there are no trees with Preservation Orders upon them within the site area. The domestic curtilage is denoted by a curved to straight line on the OS plan. No building is proposed outside of this line.

Setting back of the access to Sandy Lodge is dealt with under the Full Planning application for the parcel of land to the North.



Existing Site - Photo Survey



X Photograph Location

Site Photographs



Historical Analysis

Sandy Lodge itself was built between 1921 and 1934, it is not listed, and the area does not benefit from Conservation Area Status. Shadwell Grange farm is approximately 100 meters to the west of Sandy Lodge and contains a number of listed buildings as well as newer agricultural sheds.

The area to be demolished and rebuilt was subject to an implemented planning permission in 1989 (application H30/543/89) which converted a smaller detached garage to the side to a larger addition. Before this it appears to have been a smaller garage with a flat roof extension to the rear. Whilst Sandy Lodge itself, built in a traditional Georgian style could be considered a positive building the extension to the side is of low quality and would merit replacement and the subsequent benefits that go alongside.

The existing building is rendered to the northern, western and southern elevations with only the eastern elevation being in stonework. It has dual hipped blue slate roof and flat roof to the rear.

Through historical maps it is apparent that the site has always been an open field most probably associated with Shadwell Grange.

1892

The site is shown as a large open field/plot probably associated with the agricultural aspects of Shadwell Grange Farm. There is a building located to the north west where the bungalows garage is located in modern day. Note there is no tree boundary to the eastern side of the site.

1906-1921

No change as per 1892, apart from the addition of tree lining shown to the western boundary of the site.

1921-1934

Sandy Lodge was built on part of the open field. The boundary is shown as is in modern day.

1934-1944

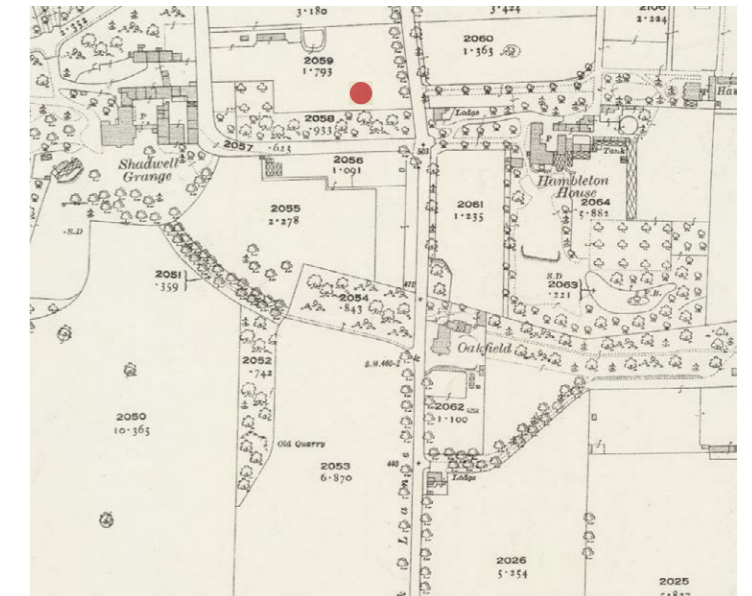
No Change



1892



1906



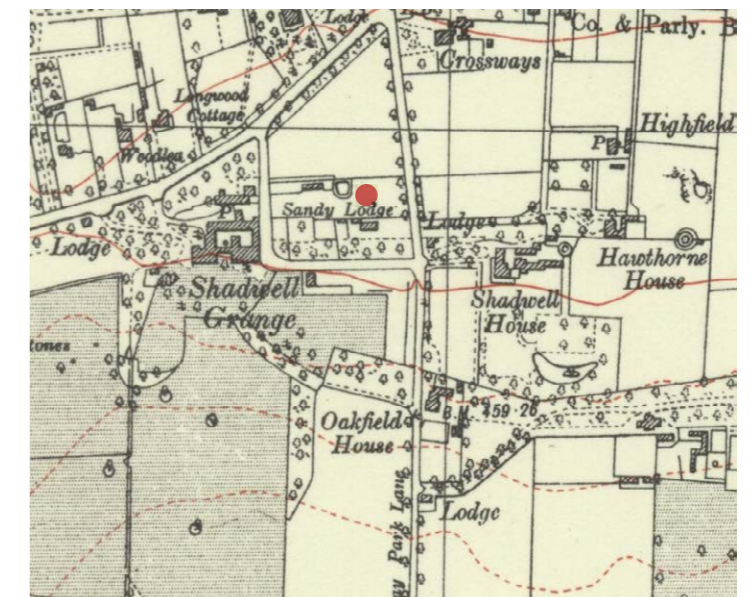
1919



1921



1934



1944

The Proposal

The proposal demolishes the existing garage block and gym, there is no insulation within the existing extension and the car ports built in the late 80s do not fit modern sized cars, nor does it cater to electric charging. With the climate emergency, ensuring buildings are well insulated and airtight is of paramount importance hence why demolition and rebuild it's the best route forward.

Due to the hedgerow positioning to the northern boundary if the structure was to be widened to accommodate dual parking as currently intended, it would result with a loss of a native hedgerow for turning into the property which, again with biodiversity in mind, would want to be avoided. Therefore, the proposal will be to move garage parking to a detached structure within the existing developed driveway and re utilising the footprint of the demolished garage block for a gym, games room and cinema for the existing house. The parking area to the side would in turn become a landscaped entranceway.

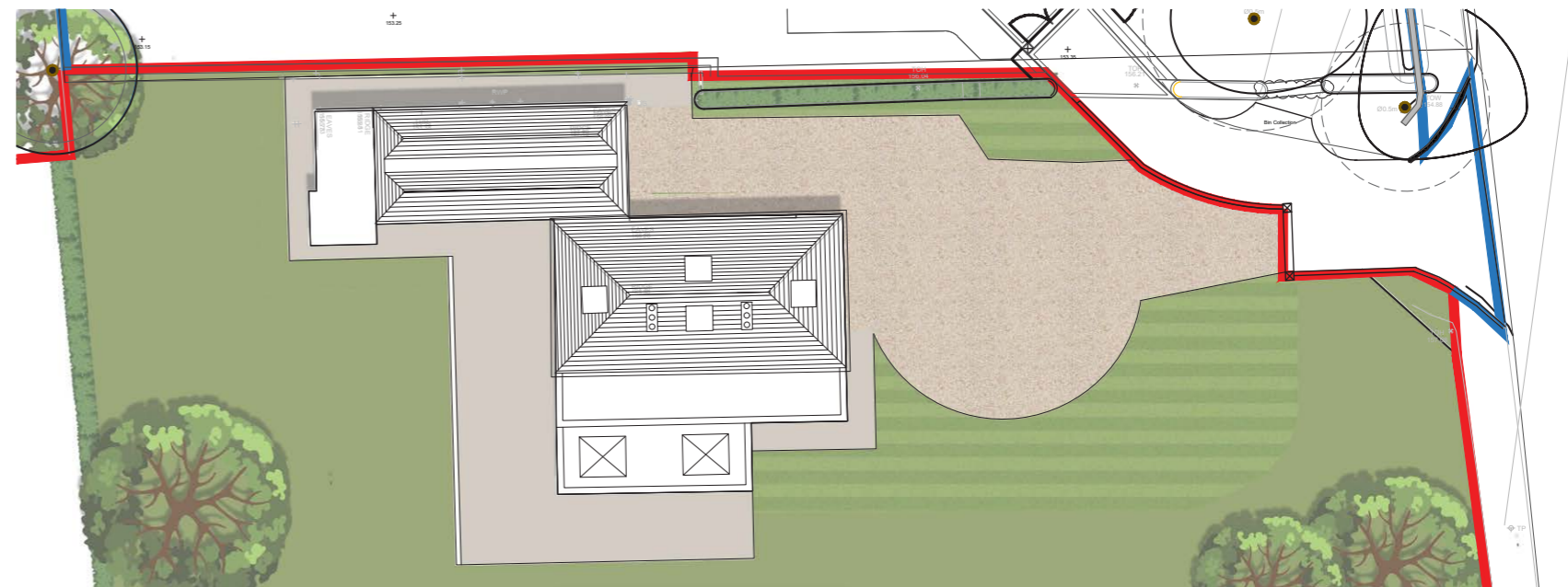
The property is in the Greenbelt, but would benefit from significant permitted development rights due to the size of the plot, even when discounting the northern portion of the site which is currently has an application submitted for a single new build property.

The permitted development rights, would however, not include anything built to the east of Sandy Lodge due to its proximity to the highway. Hence why this full householder application seeks consent for a 2-3 car garage to the existing developed area within the domestic curtilage driveway to the east where it would be most practical. The garage will be located next to existing hardstanding, and would be in a traditional style befitting of the host building also referencing the stone outbuilding's and barns of the nearby Shadwell Grange. This would provide much needed car parking with EV charging as well as bin and bike storage for the family home.

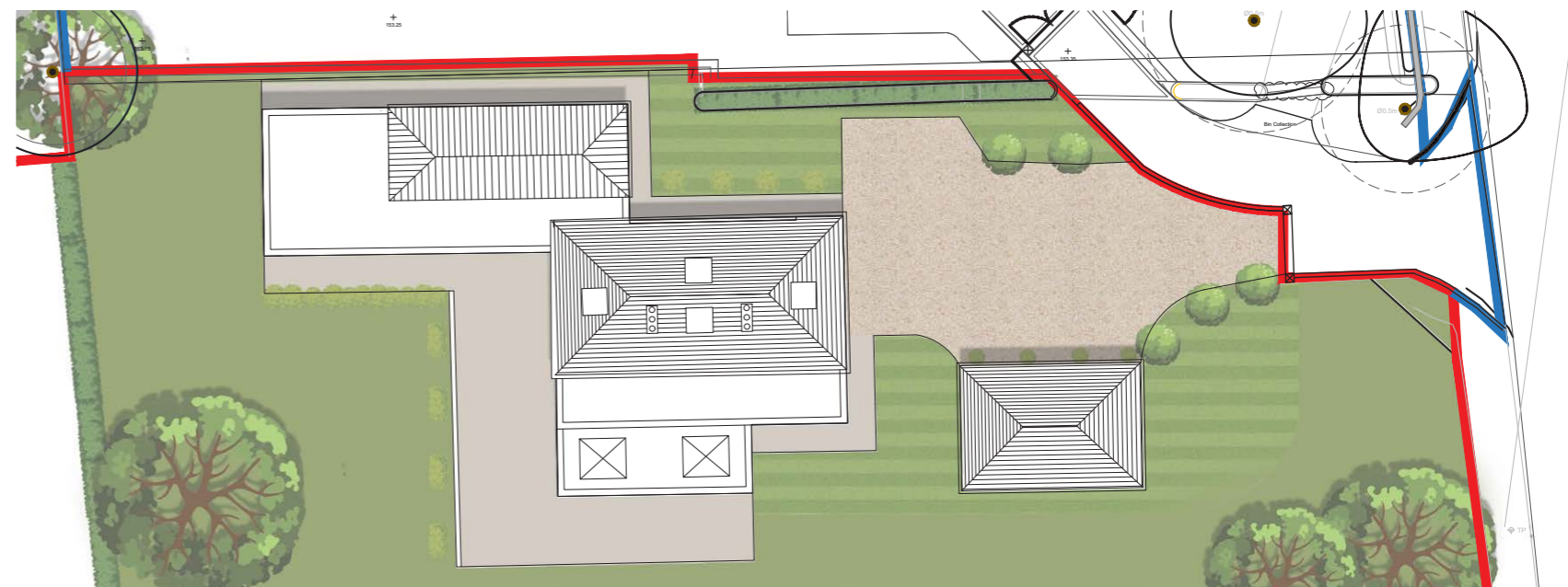
In addition to the above, the proposed replacement side extension will for the majority be built upon the footprint of the existing extension, the increase in volume as a result is minimal.

The site to the North has recently undergone an appeal APP/N4720/W/23/3320368 where the site has been determined as "limited infilling within the greenbelt."

The new side extension will benefit from air source heat pump power and will be a sustainable addition.



Existing Site and Roof Plan



Proposed Site and Roof Plan

Character & Design

The design of the replacement side extension is to be a high quality and neutral replacement also working with similar design principles as the proposal for the new dwelling to the northern site. Smooth Sawn stone and a blue Zinc Roof to match the blue slate roof's colour offers a contemporary timeline but also neutral addition to the host building. The roof is proposed to be hipped to reference the existing building alongside fenestration detailing to look in character.

The proposed garage is to be in coursed stone and blue slate to match the existing building and to give a traditional feel with downpipe detailing and timber garage doors.

Surrounding Landscape

The proposed replacement extension is located within the footprint of the existing building and is not located in close proximity to any trees. The proposed garage block is located on an area of existing hardstanding and again is not located in close proximity to any trees.



Surrounding Precedence



Precedence Image - Replacement Extension



Precedence Image - Garage