



24 Stringer House Lane Design and Access Statement

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paul testa architecture

24 Stringer House Lane Design and Access Statement

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24 Stringer House Lane Design and Access Statement

1. Summary

- 1.1 This supporting Design and Access Statement has been prepared by Paul Testa Architecture on behalf of Mrs Makin. It accompanies a planning application for alterations and conversion of existing stables/ barn/ancillary building to form a dwelling within the curtilage of 24 Stringer House Lane, Emley.
- 1.2 The proposed scheme has been developed following detailed site analysis and extensive design exploration to produce a proposal that is both modern and highly sustainable, whilst complimenting the site setting.
- 1.3 The house has been designed to the principals of the AECB Silver energy and comfort standard.
- 1.4 The proposed scheme has developed following an informal meeting with a planning officer from Kirklees Planning Authority.
- 1.5 **In summary, the scheme would provide:**
- 1.6 A dwelling that provides a sustainable home for the life of the family and the building;
- 1.7 An exceptional and sensitive design that sits well in, and enhances, the surrounding setting;
- 1.8 Maintained car parking that meets and exceeds the council parking standards.
- 1.9 A high performance building envelope designed using the principals of and meeting the AECB Silver standard for low energy useage and high comfort.

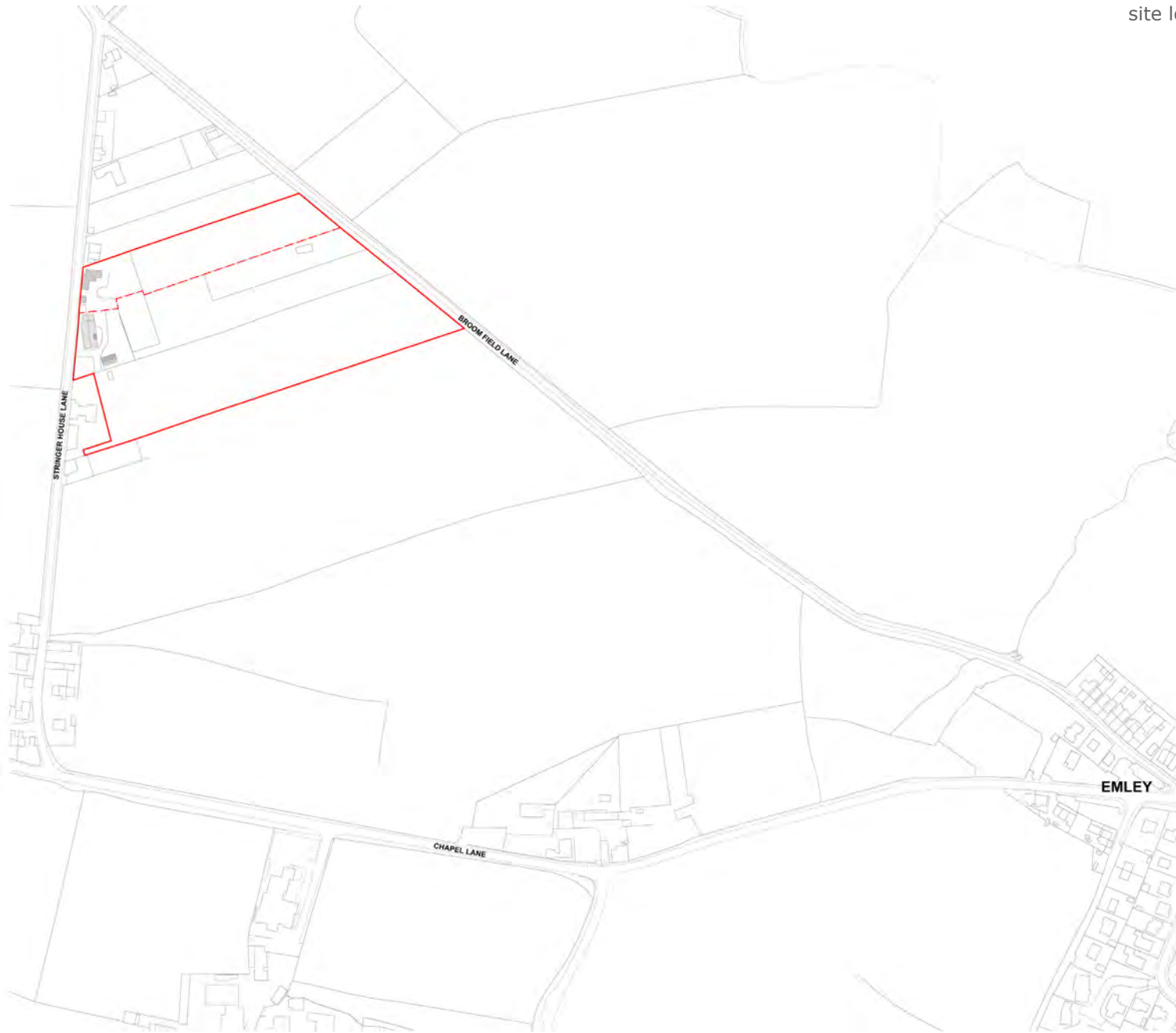
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2. Introduction

- 2.1 This supporting Design and Access Statement has been prepared by Paul Testa Architecture on behalf of Mrs Makin.
- 2.2 The statement forms part of a planning application for alterations and conversion of existing stables/barn/ancillary building to form a dwelling in 24 Stringer House Lane, Emley.
- 2.3 The site is identified on the location plan PT79-000 an extract of which is included overleaf.
- 2.4 The immediate built surroundings comprise a series of separately sited, individual dwellings that sit along the road. Most properties sit in larger than average plots and there is no predominant architectural style or established building line.
- 2.5 The existing barn in 24 Stringer House Lane dates from mid-20th century. It is a detached barn clad in corrugated panels that is unremarkable and unattractive, and is currently used as safe storage for vehicles.
- 2.6 The existing house is clad in sandstone with sandstone tiled roof, and is unremarkable but visually pleasing and enjoys a expansive landscaped setting which comprises an open, grassed landscape, enhanced by the long-distance view with a mixture of mature trees, stone walls and hedgerows.
- 2.7 An informal meeting with a Kirklees Planning Officer has been sought in lieu of formal pre-application advice.
- 2.8 The current proposal has been designed by Paul Testa Architecture.
- 2.9 This supporting statement examines the site, the surrounding area and initial site response in section 3. Section 4 looks at the design response to the informal pre-application advice. Section 5 details the design development up to the final proposal. The approach to sustainability is contained in section 6 and the conclusion in section 7.



Aerial photo of site from Google Earth showing the site setting



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3. The Site

3.1 The Site

- 3.2 The site is located on the North West edge of Emley. Stringer House Lane itself has a low density string of rural properties to its East which all then face on to the open countryside. The Western side of the road is undeveloped. The plot of land extends down to Broomfield Lane to the East.
- 3.3 The existing barn dates from mid-20th century. It is a detached barn clad in corrugated panels that is unremarkable and unattractive, and is currently used as safe storage for vehicles.
- 3.4 The existing house is clad in sandstone with sandstone tiled roof, and is unremarkable but visually pleasing and enjoys a expansive landscaped setting which comprises an open, grassed landscape, enhanced by the long-distance view with a mixture of mature trees, stone walls and hedgerows.
- 3.5 The site includes an expansive area of cultivated garden located to the East of the existing dwelling and barn. The rest of the larger site area is more agricultural in nature.
- 3.6 **The main strategies that came out of the initial site analysis were as follows:**
- 3.7 The barn structure as its stands should be kept intact as much as possible and the main conversion works should seek to express this and to not expand upon this existing envelope.
- 3.8 To place any additional accommodation to the north of the barn in a subservient extension so as not to extend the line of built form that runs along the edge of Stringer House Lane.
- 3.9 To maximise the connection to the valley views and to the eastern solar gain.
- 3.10 To build the necessary garage building set back from the road close to the cluster of mature trees to minimise the landscape impact of this addition.
- 3.11 These strategies are defined in an extract of drawing PT128-001 (site analysis plan) overleaf.
- 3.12 The siting of the garage is explored in drawing PT128-013 (garage options plan) an extract of which is also included.



top: view into the site from entrance on 24 Stringer House Lane
middle: view from existing house
bottom: The valley facing rear elevation



site analysis plan (Extract from drawing PT79-001)

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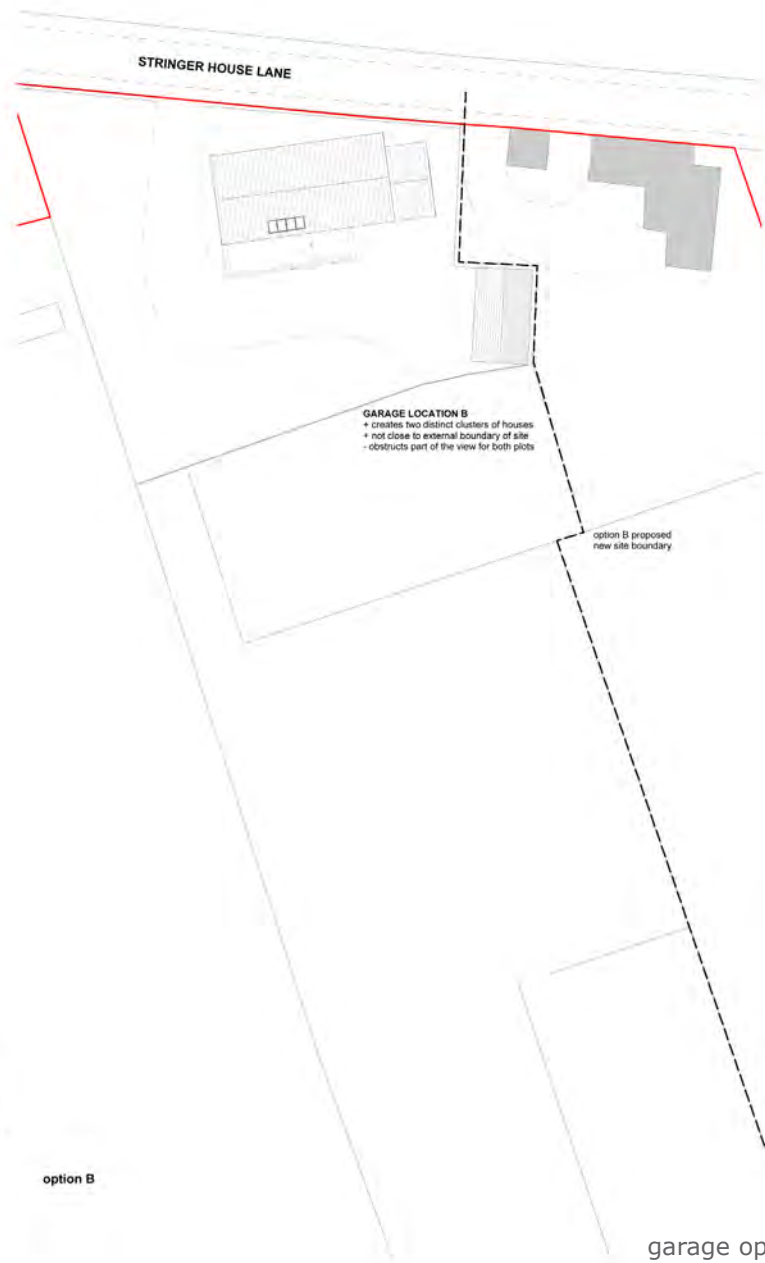
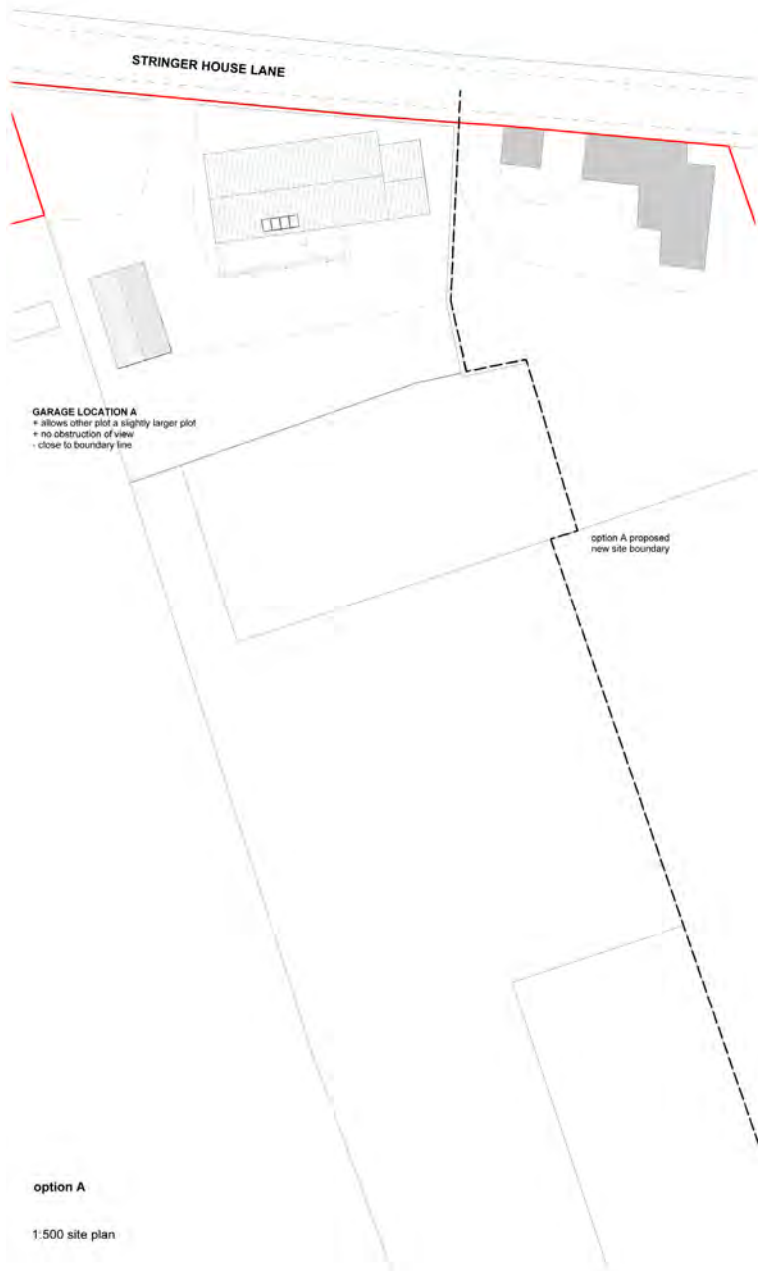
4. The informal pre-application response

4.1 Pre-application response

- 4.2 On 23rd March 2016 Paul Testa and Monika Klavins, both of Paul Testa Architecture met with Nick Hirst from Kirklees Planning Authority.
- 4.3 Mr Hirst had availed himself of the planning history of the site prior to the meeting and was able to provide useful feedback on the drawings presented. The following are from contemporary notes of the meeting:
- 4.4 He explained that there had been an early application refused on the grounds that the existing structure wasn't substantial enough. This was dealt with in the more recent application 2013/91464 for which a supporting structural report was provided.
- 4.5 Given that in the course of determining the application 2013/91464, the applicant was asked to reduce the area of both stone and glazing to retain a more agricultural character to the conversion, Mr Hirst was not convinced that the visual put in front of him would achieve approval. This is included opposite.
- 4.6 Mr Hirst confirmed that the proposed side extension to the North was reasonable in scale and in keeping with current policy.
- 4.7 Mr Hirst raised concerns about the siting of the proposed garage. We have reviewed this extensively and from our analysis feel the location identified on the final plans is the best in terms of impact to the landscape and in terms of site amenity.
- 4.8 A garage of this size is required for secure parking for two cars and for garden tools and appliances. The clients are very concerned about security in this remote location and feel it is critical to replace the existing barns function as secure storage with a new out building.
- 4.9 A plan exploring the relative garage locations is included overleaf.



initial visualisation of the pre-application stage proposal



1:500 site plan

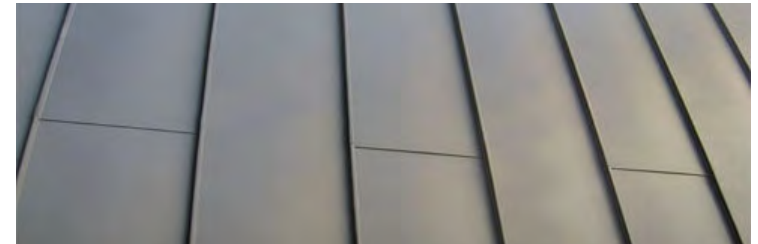
garage options plan (Extract from drawing PT79-013)

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5. The Design

5.1 Design Concepts and Development

- 5.2 Using the principles set out from the site analysis, the scheme was developed in both digital models and drawings. The design was conceived to give a generous home that feels light and spacious whilst minimising the proposal's impact on the existing context.
- 5.3 The main concept is to retain and embrace the existing structure and to use this to define the internal spatial arrangement as well as to express this externally. The proposals divide the house in to the four structural bays, both spatially and in the external treatment. The plinth that braces this structure is also maintained and becomes part of the external building language.
- 5.4 The side extension follows a similar horizontal scale but is only single storey to site subserviantly to the north of the property.
- 5.5 A stone skin defines the plinth up to its existing level. Above this a dark horizontal timber cladding creates a more agricultural aesthetic.
- 5.6 Openings to the road are minimised to retain the barn-like appearance and then the elevations open up towards the East and the view.
- 5.7 The ground floor openings sit visually as full width open bays, just as exist in the existing barn. However these are only half glazed and then have a sliding timber shutter to be able to fully close the elevation at ground level. This works for security, privacy and for solar shading.
- 5.8 Openings in the first floor are more restrained in scale to not feel too domestic. The cladding runs in front of the two main bedroom windows to disguise these Juliette balcony arrangements.
- 5.9 Overall, the proposal is very much like a barn of this scale and sits unobtrusively in its setting.



proposed materials palette: top: stone plinth | middle:
horizontal timber cladding | bottom: zinc roof

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5. The Design



proposed east elevation closed (Extract from drawing PT79- 008b)



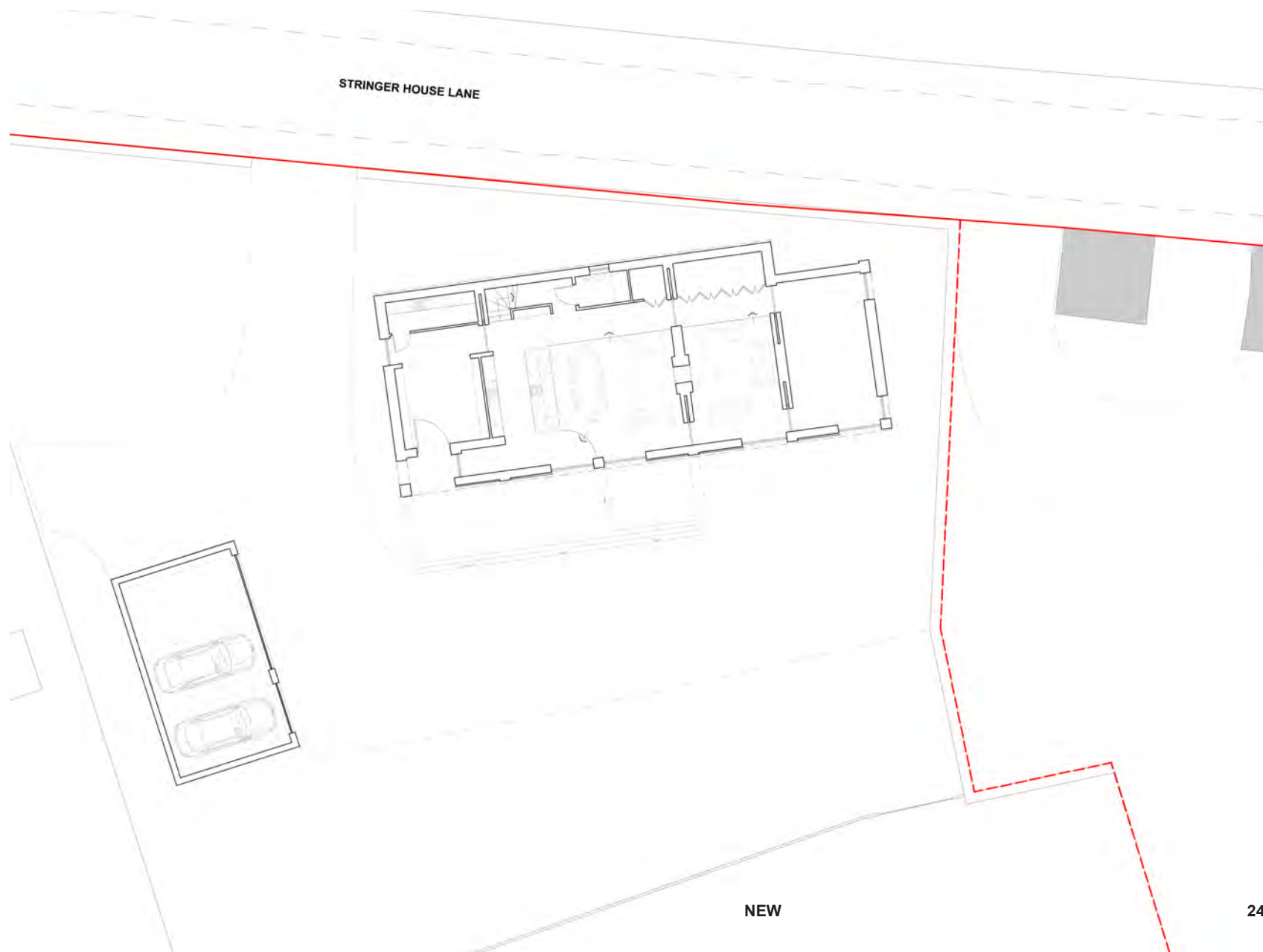
proposed east elevation open (Extract from drawing PT79- 008a)



view of proposal from the existing house



view of proposal from the stringer house lane

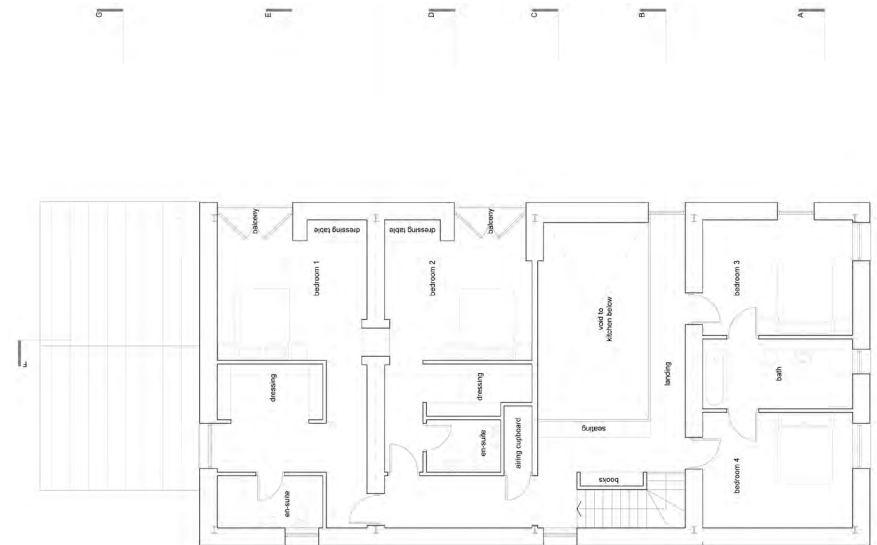
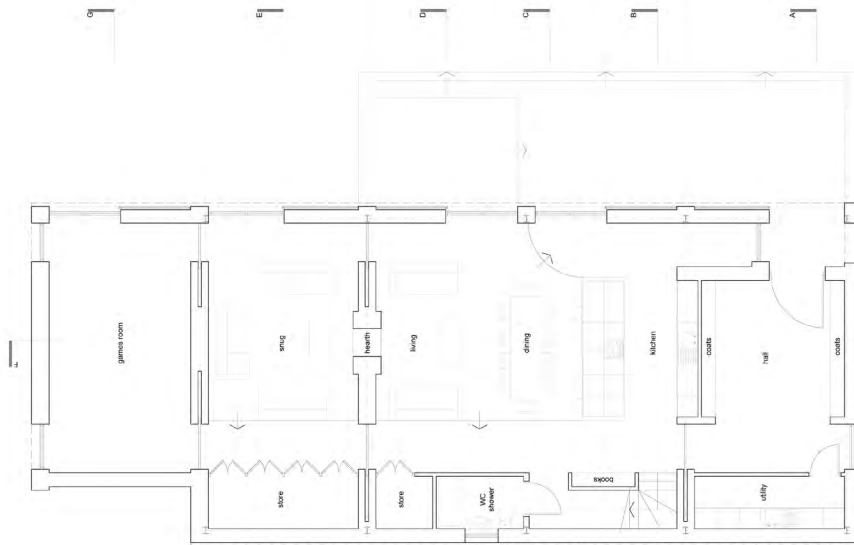


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5. The Design

5.10 The Accommodation

- 5.11 The Accommodation is a generous 4 double bedrooms, an open-plan living / dining / kitchen area with separate living room, snug and games room and smaller support spaces and storage.
- 5.12 The proposal is generous to make for a sustainable family home that still sits well within the expansive landscape setting.



above left: ground floor plan (extract drawing PT79-005)
above: first floor plan (extract drawing PT79-005)

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5. The Design

5.13 Access

- 5.14 The building is primarily accessed by car. Once the site is divided there is still sufficient parking provision within the site layout to comfortably exceed the Council's standard for the new dwelling.
- 5.15 The front entrance to the building directly off the driveway is will have to step down to achieve the required head room in the property. However, suitable ramped access will be provided to ensure the new house is fully accessible.
- 5.16 Should the occupants require in the future, it would be possible, with minor modifications, to live comfortably wholly on the ground floor if mobility became a significant issue.
- 5.17 These measures contained proposed works will ensure that the house will remain a useful and enjoyable place to live for the life of its occupants.

5.18 Drainage

- 5.19 Rainwater run-off will be directed off the roof to a new site soakaway to minimise the surface water impact of the proposal.
- 5.20 Waste water will be collected and discharged into the existing mains sewerage system.

5.21 The existing house

- 5.22 The curtilage of the existing house will be cut off just to the north of the new barn. New access will need to be provided to this dwelling. The same approach as described in the approved application 2013/91464 has been adopted for this. This is described in the relevant site plan drawings.
- 5.23 The existing dwelling will still enjoy substantial grounds and amenity space and will offer a generous family home for future occupants.

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6. The Sustainability Approach

- 6.1 The performance design target for the building is to comfortably exceed the AECB Silver standard, which is a self certified standard that aims to reduce energy use over a typical new-build UK house by around 70%.
- 6.2 AECB silver uses the same methodology as Passivhaus and is about getting the building fabric right to minimise energy use before looking to additional "green" measures.
- 6.3 Sanitary and heating installations in the house will also aim to meet the stringent AECB water standards to minimise water use and ensure systems are as efficient as possible.
- 6.4 The site comprises, primarily, cultivated garden with limited biodiversity value. The mature planting to the site edges will be unaffected by the works.



proposed view of the east facing elevation

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7. Conclusion

- 7.1 The proposal will provide a sensitively designed, extended single detached dwelling.
- 7.2 The proposed dwelling will cause no loss of amenity to nearby properties.
- 7.3 The proposed barn conversion will not cause any harm to landscape amenity of the site and its setting.
- 7.4 The scheme demonstrates very high design quality, borne out of rigorous design development, a site specific approach and a sensitive use of materials.
- 7.5 The proposed conversion and extension will provide energy performance, sustainability and comfort that is a significant improvement over typical new dwellings.
- 7.6 As well as its rigorous and sensitive design, the proposal will give positively to the site and the landscape and makes an extremely strong case for approval.



before and after proposed view from stringer house lane
(Extract from drawing PT79-010)