

1.00 BACKGROUND

- 1.01 The application site, which is located in the hamlet of Shelley Woodhouse, contains a detached dwelling dating from the 1960s. This property remains as originally constructed, however, a detached garage has been added in the recent past.

2.00 ACCESS STATEMENT

- 2.01 The site is currently served by two vehicular access points, which will be retained.
- 2.02 Existing arrangements for parking manoeuvring and refuse collection will be unchanged by this application.
- 2.03 The site is within walking distance of local amenities including public transport and a secondary school.

3.00 DESIGN STATEMENT

- 3.01 Context;

The application site is located on the hamlet of Shelley Woodhouse, which is situated between the villages of Shelley and Skelmanthorpe. The Hamlet is made up of a collection of cottages and modern dwellings grouped around a working farm. This is set in a landscape of arable fields and pasture. The site is elevated and enjoys an open aspect to the South.

- 3.02 Amount;

This application seeks approval for the demolition of the existing dwelling and the construction of a four bedroom detached property.

- 3.03 Scale;

The scale of the proposed dwelling has been set to relate to the surrounding residential properties and maintain the openness of the rural setting.

- 3.04 Layout;

The proposed layout and floor plans have evolved to respond to aspect and orientation, whilst maintaining the existing grain of the street scene and the open character the site.

- 3.05 Landscape;

The existing layout of the garden will be adapted to accommodate the proposed footprint. Spaces will be defined by natural paving materials

contrasted with lawns and blocks of indigenous shrub and small tree planting. Existing boundary treatments will be retained.

3.06 Appearance;

The appearance of the proposed dwelling has been derived from local vernacular architectural traditions. Natural materials will be assembled using handicraft techniques and traditional details. These elements will be enlivened by the contemporary garden room and extensive glazing to the South elevation. This has been introduced the flood the open plan living areas with natural light. This approach will ensure that the architectural expression of the proposed dwelling will respect its rural setting whilst reflecting the contemporary interior

4.00 CLIMATE CHANGE STATEMENT

- 4.01 The building envelope will be designed to exceed current thermal performance standards. High levels of insulation and airtightness will ensure that energy usage is kept to a realistic minimum.
- 4.02 Low energy light fittings will be used throughout the building and AA standard white goods will be specified.
- 4.03 Materials will be sourced locally and will contain a proportion of recycled content.

