

Langholme

Design & Access Statement



Gannon Works

Contents

1.0 Introduction

2.0 Context Assessment

3.0 Amount

4.0 Design Development

5.0 Landscaping

6.0 Access

7.0 Sustainability

1.0 INTRODUCTION

G/W

The following Design and Access Statement has been prepared by Gannon Works and is submitted in support of a House Holders Planning Application for a single storey ground floor, rear extension and front porch at Langholme, Lewisham Road, Slaithwaite,

The statement provides an assessment of the existing conditions and reviews site constraints and opportunities, to be read in conjunction with the planning application forms, drawings, and other supporting documentation.

1.2 DOCUMENT STRUCTURE

This document has been structured in accordance with the 'Design & Access Statements: How to write, read and use them'[2006], prepared by CABI which identifies the four key stages of the design process to be described in the planning submission. The statement helps demonstrate how the proposal promotes the application of high quality design to engage with its context. These four stages are; Assessment, Involvement, Evaluation and Design.

front



rear



Photographs of existing building

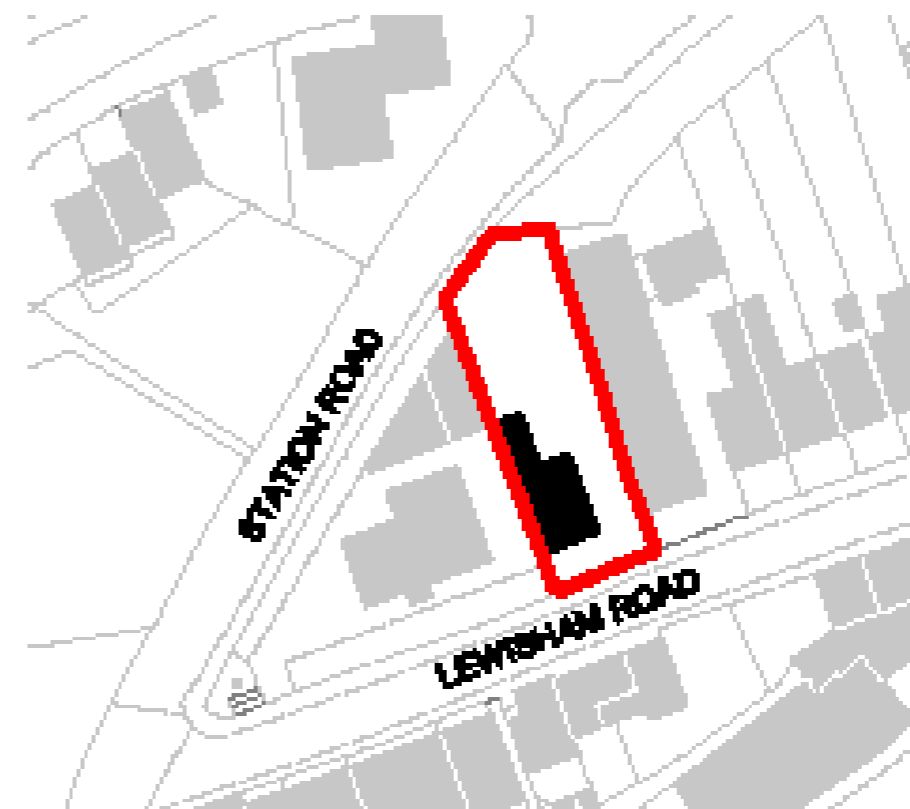
2.0 CONTEXT ASSESSMENT

G/W

2.1 LOCATION

The existing dwelling is a four storey, 4 bedroom detached family home within a 531m² plot, located on Lewisham Road, Slaithwaite. The House is located within the Slaithwaite Town centre Conservation Area, accomodates a range of different use classes including residential, commercial offices, a post office and retail .

The building types are a mix of terraced houses, detached buildings dating from the mid 19th century. Typical materials finishing the building include: Hammer dressed stone with ashlar dressings and large stones to plinth. Pitched slate roofs with stone copings on moulded footstones. Stone brackets to gutter.



Location map

N



Views of surrounding buildings and streetscape

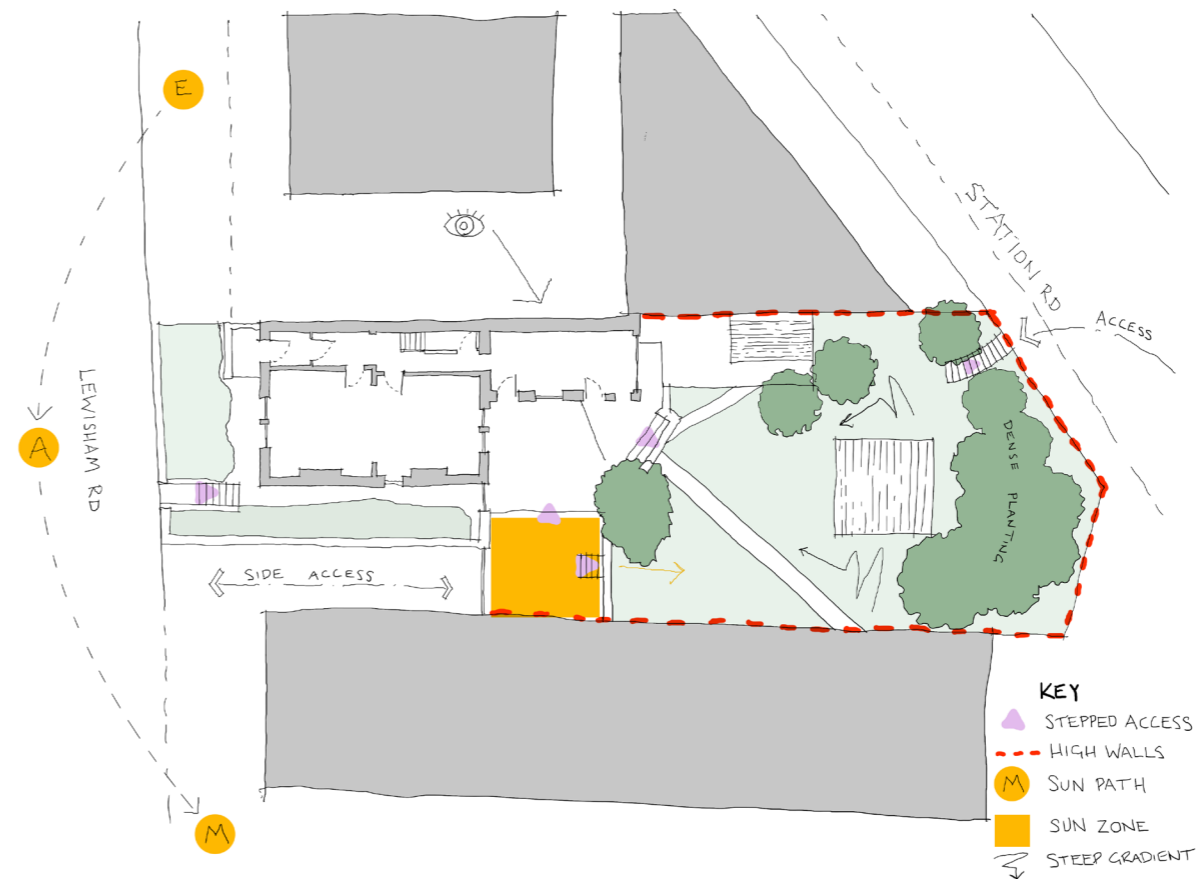


2.2 PHYSICAL CONTEXT

The detached dwelling has a generous garden to the rear, accessed via the side of the property. A smaller garden is located at the front and side along with a driveway.

The house is set back from 4.7 metres the street. It is detached on all sides, with a separation distance of 4.5m to the post office.

Boundaries of the property include: 6m high walls of the post office and the out buildings of Empire House the garden has a steep slope up to Station Road.



Site Constraints & Opportunities

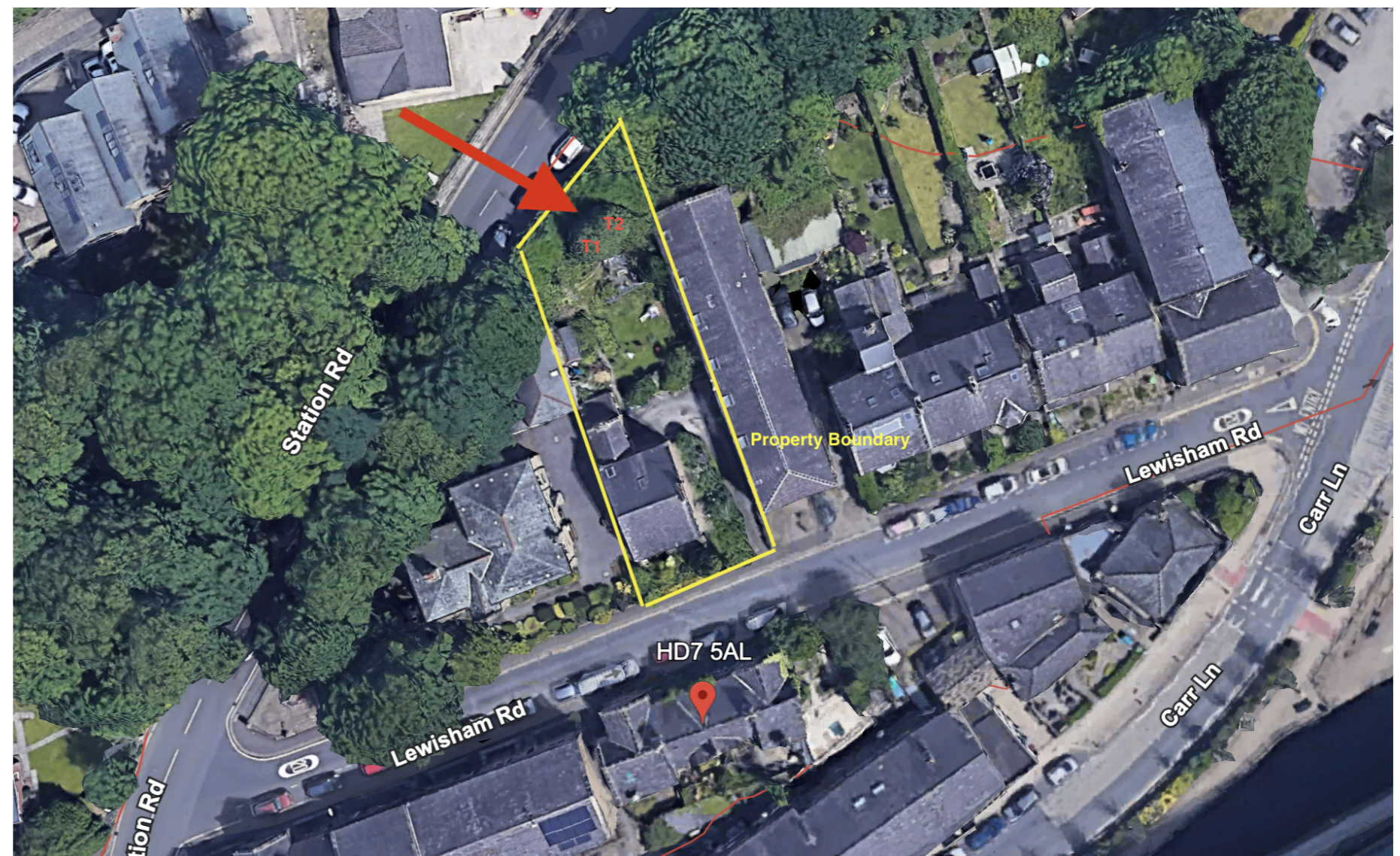


2.3 PLANNING HISTORY

According to online sources, there is only one previous planning application 2024/TNA/91405/W, Work to tree(s) within a conservation area which was granted planning permission on the 30/05/2024

2.4 USE

There would be no change to the Use Class as part of the application and would remain as Class C3(a) a single dwelling house.

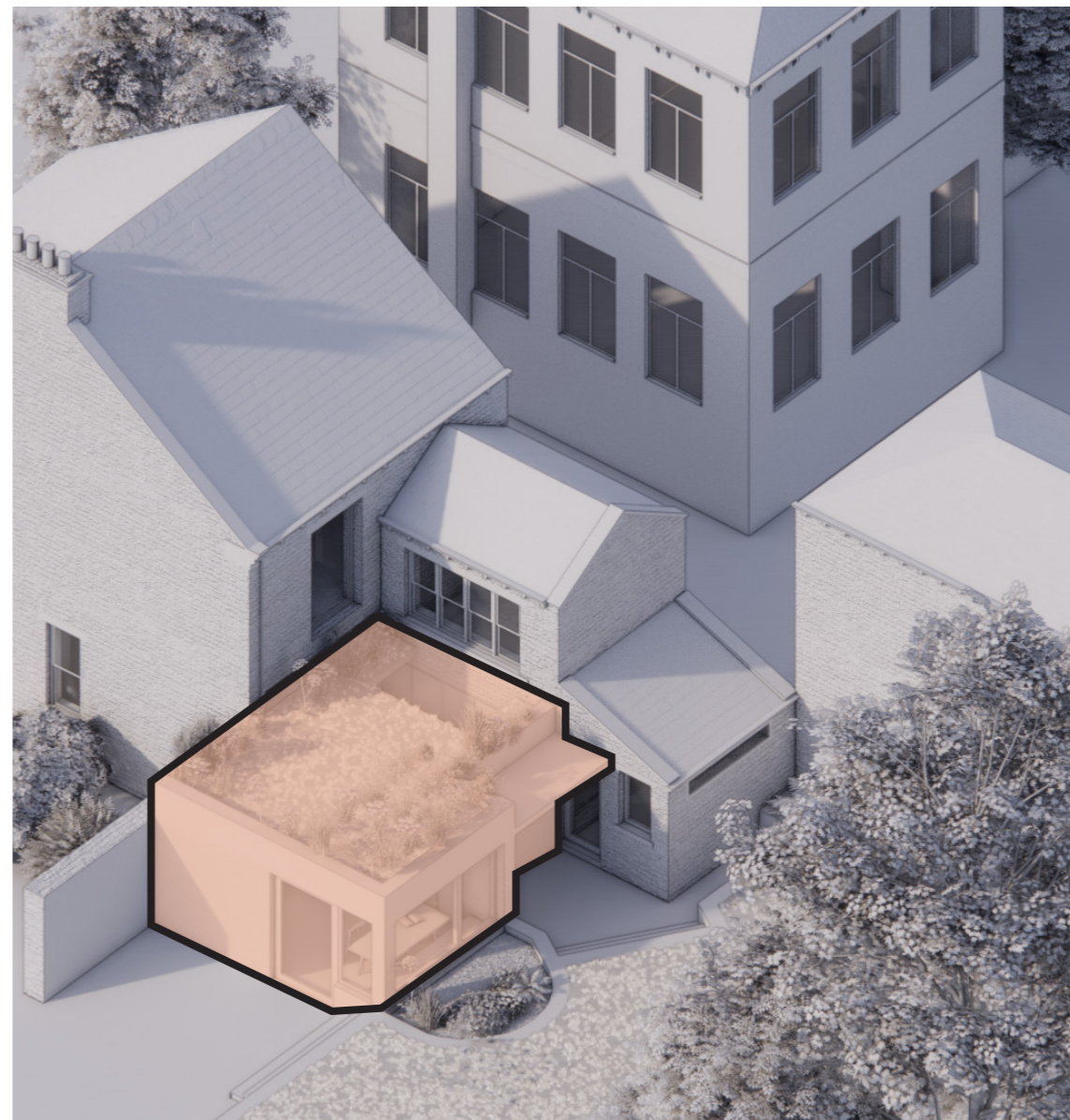


3.0 AMOUNT

G/W

The extension is carefully positioned to mitigate its impact upon the surrounding area, occupying under utilised space between the existing two storey outrigger and main house. It projects circa 5.4m from the rear wall of the main house and is 3.1m high to the top of the parapet.

The front porch is built on top of an existing dwarf wall that assumedly once served as the base of a porch historically.



Aerial massing view of rear of Langholme showing massing rationale

4.0 DESIGN DEVELOPMENT

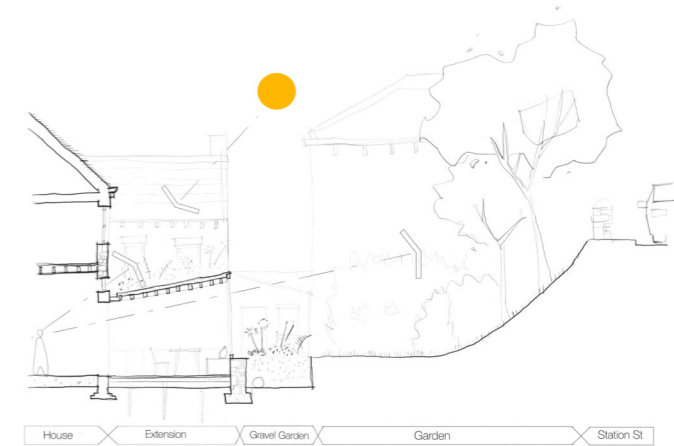
4.1 CONCEPT DESIGN

The brief centred around providing a much improved connection to the stunning garden of the house, particularly between spaces such as the kitchen and the dining room. Further to this an important feature of the design was to ensure that additions were to utilise natural breathable materials and minimise or if possible eradicate the use of concrete or cement entirely.

This led to a series of sketches to explore possible solutions, informed by the topography of the site, the use of a timber frame and hempcrete to serve as a sustainable insulation and expressed as a finishing material and other key components such as a full green roof.



Concept sketch of the interior



Concept Section showing response to garden

4.2 DEVELOPED DESIGN

The extension has been designed to intentionally remain subservient to the main house. The material pallet and design features are intended to complement those of the existing house.

A flat roof has been implemented to ensure that the height of the extension is kept as low as possible and remain hidden behind the taller elements of the existing House. The visual impact of the flat roof is reduced through the use of a well developed green roof.

The aesthetic of the addition, seeks to complement and contrast the character of the house. This is achieved through the use of concise material pallet of lime render and small area of tiling.

The new porch is constructed using a timber frame with a pitched green roof.



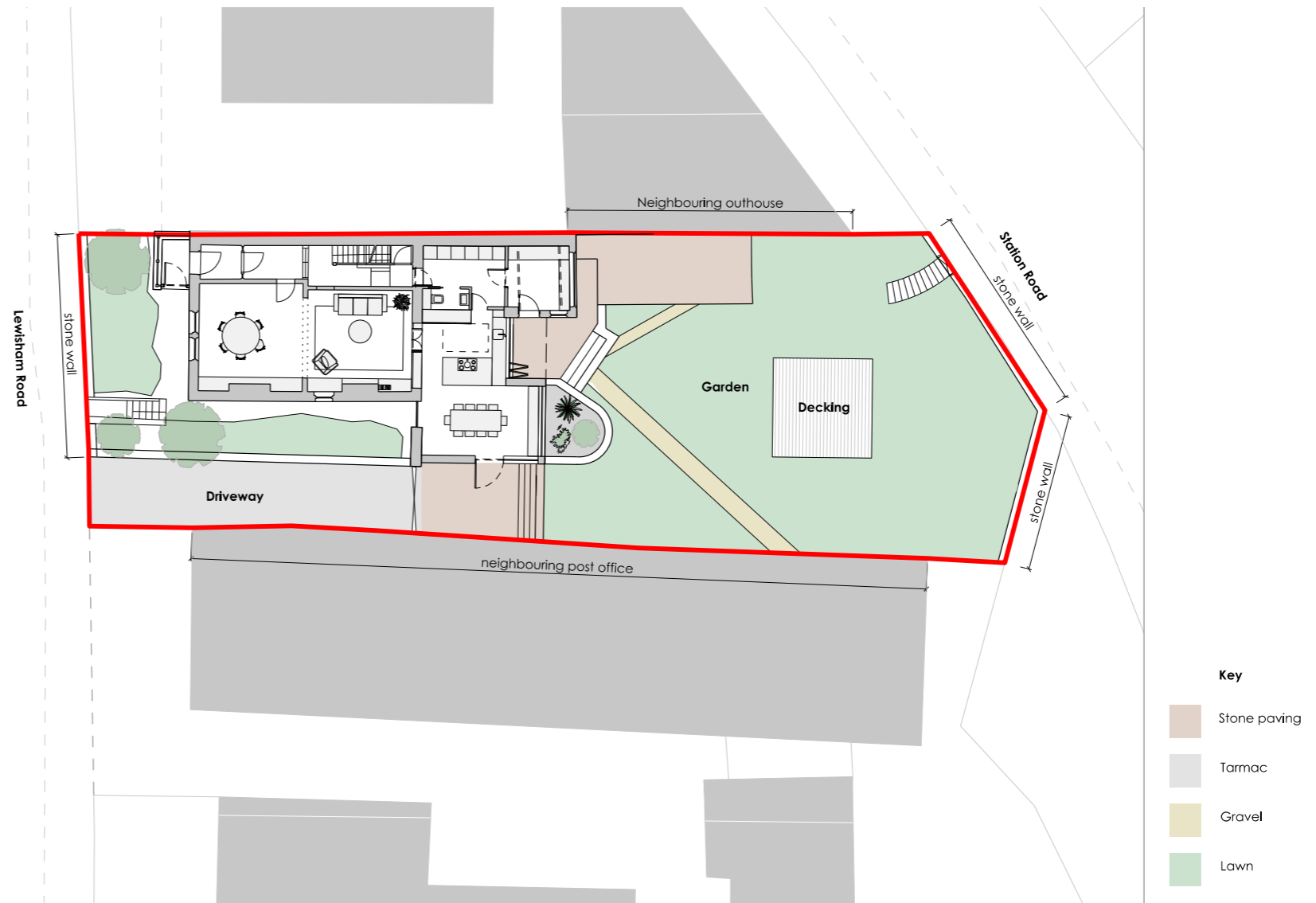
4.3 SITE LAYOUT

The new addition to the rear is nestled behind a substantial existing garden wall, reducing its visibility from the street, offering only a momentary glimpse of a new parapet when viewed from Lewisham road, between the house and post office.

When viewed from the higher level of Station road the extension will be partly camouflaged by the green roof.

The patio to the side will be the main access to the extension and a new 'gravel' garden will be positioned to the immediate rear of the window of the dining room, at the existing increased level of circa 600mm, serving to invite the garden into the space.

The porch is a modest addition to the front of the house and accessed by the existing hard standing path.



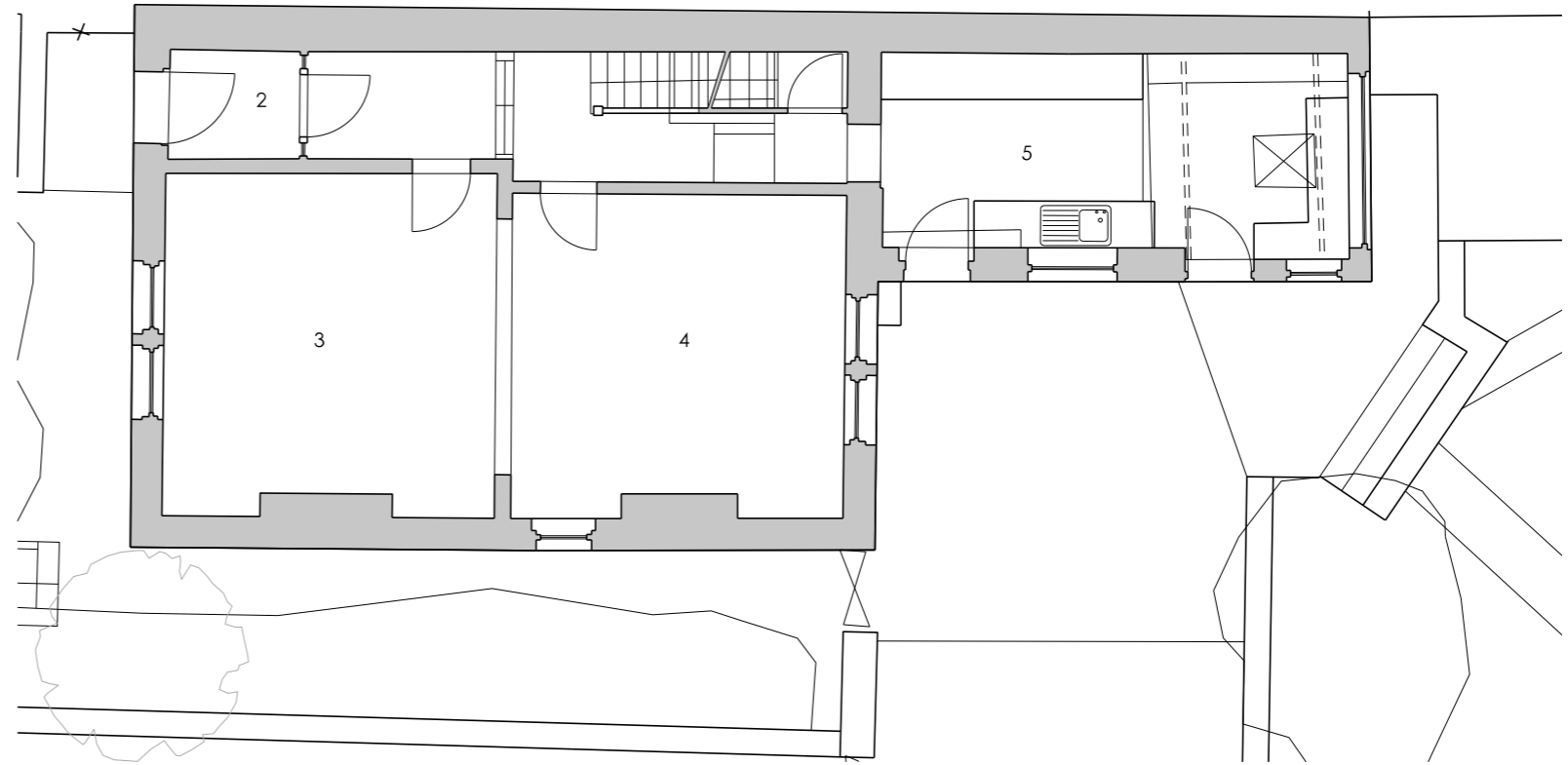
Site plan as proposed

4.4 SCALE AND PROPORTION

The extension and porch would be the lowest form across the property's roof line, ensuring that the house retains prominence.



Ground Floor as Existing

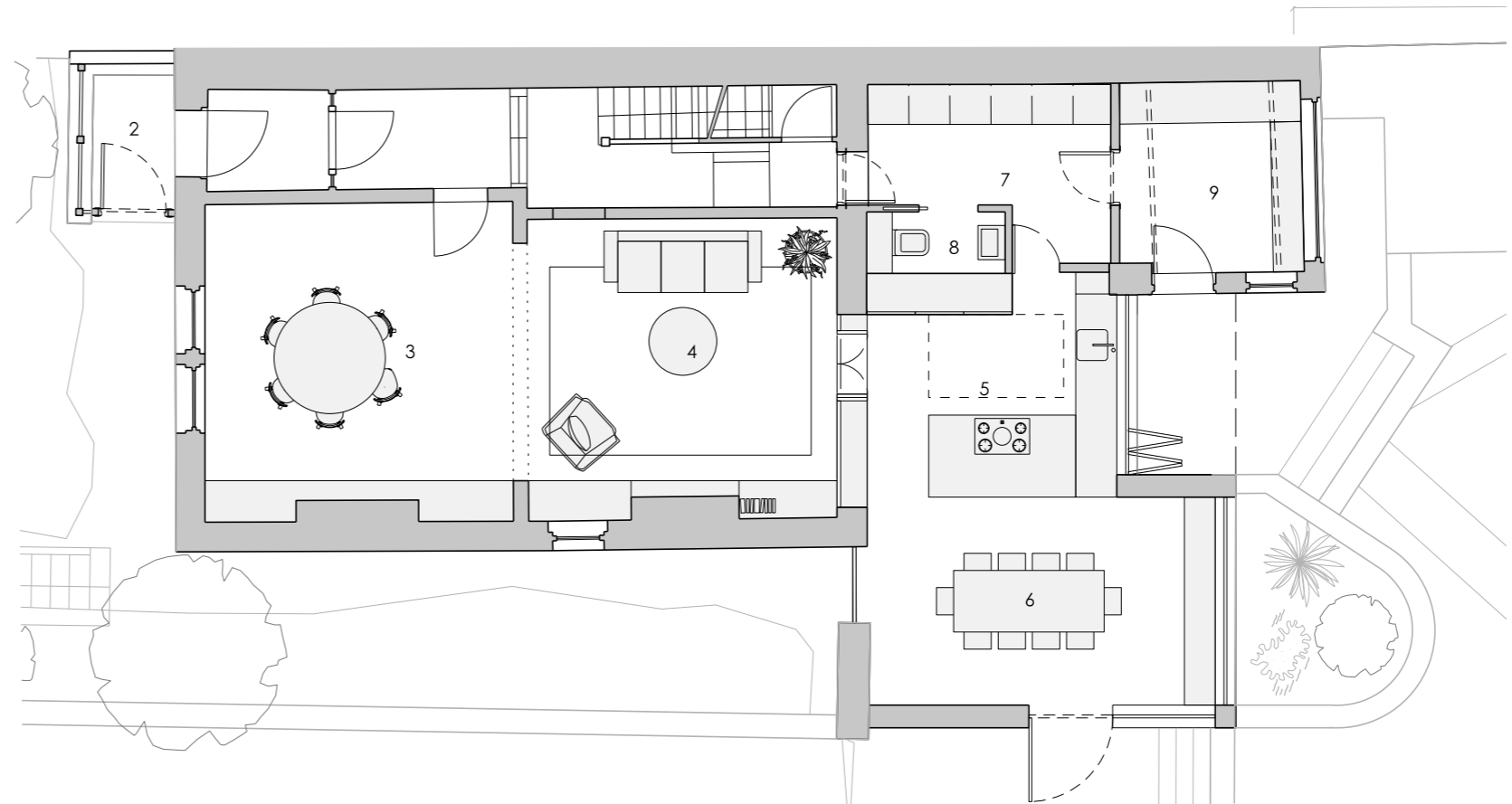


4.5 INTERNAL LAYOUT

The new extension allows for a kitchen and dining space that has a far improved relationship to the garden, with large windows that frame views out. Shifting the kitchen & dining space into their new position also allows for ground floor of the existing outrigger to be occupied by ancillary spaces such as a WC, a pantry / utility and a 'wet entrance' boot room.

The porch allows for a more sheltered access to the house, offering improved protection from the cold for the house.

Ground Floor as Proposed



4.6 APPEARANCE AND FORM

The proportions and positioning of the extension have been considered so as to mitigate any loss of amenity or overshadowing of the neighbouring properties and reduce its impact on the surrounding areas.



Rear view of proposal

EXTERIOR MATERIALS

4.7 MATERIALS

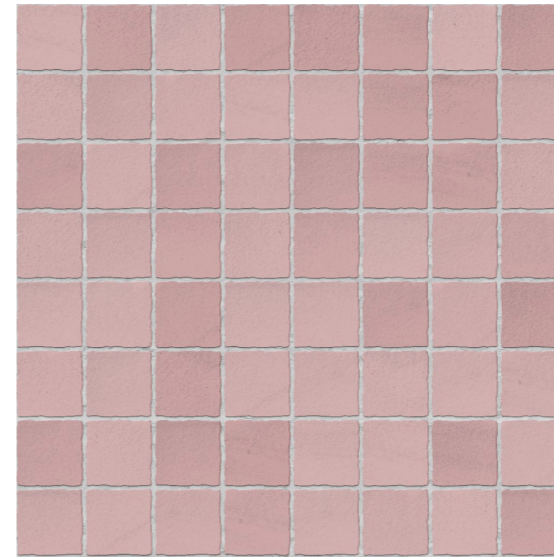
The material palette for the external finishes of the extension will be comprised of breathable lime render, natural clay tiles and timber windows and doors.

These materials have been selected to complement the existing house.

Planting will be utilised to soften and punctuate the elevations of the proposal.



Lime render (varying texture)



Clay tiles



Planting



Timber windows, doors and porch frame

5.0 LANDSCAPING



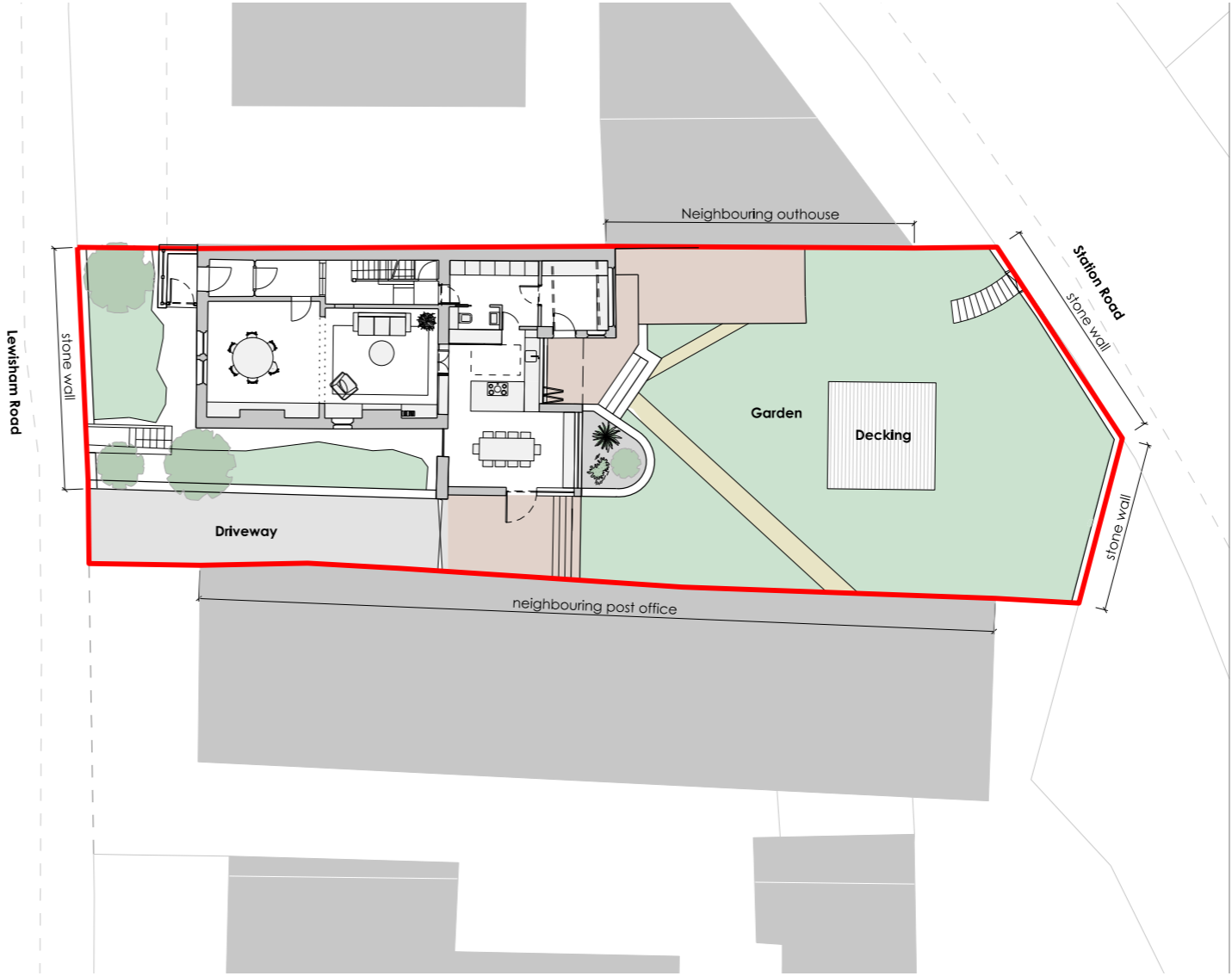
5.1 LANDSCAPING

Hardstanding patios will be positioned to promote circulation around the extension and offer external seating and dining areas that take advantage of garden.

The majority of the garden will remain as existing with a good amount of planting.

5.2 BOUNDARY TREATMENT

There are no changes proposed to the boundaries.



Site plan as proposed

6.0 ACCESS

6.1 PEDESTRIAN

Pedestrian access will remain unchanged and be from Lewisham Road via the front garden.

Circulation around the house is provided via new and existing hardstanding patios.

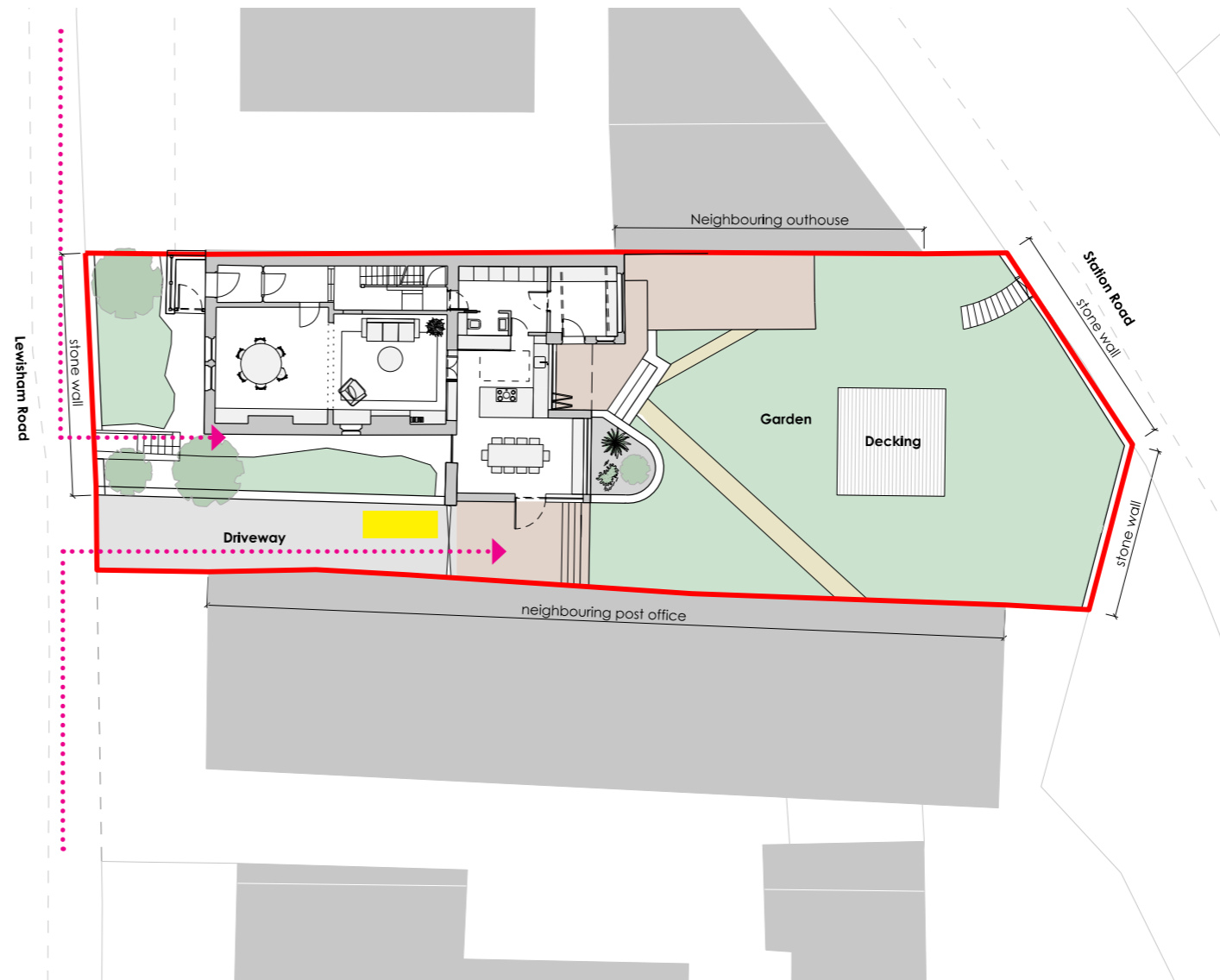
6.2 VEHICULAR

Vehicular access will remain unchanged and be from Lewisham Road via the driveway.

There will be no impact upon the off road parking, within the curtilage as a result of the proposal.

6.3 WASTE MANAGEMENT

Bins will be stored at the side of the house and taken to the street on collection days.



Proposed Site Plan

KEY

- ⋯→ Pedestrian route
- ⋯→ Vehicular route
- Binstore

7.0 SUSTAINABILITY

G/W

The proposed extension will be built with a high level of insulation and thermal mass to provide a regulated internal temperature. Glazing will also be of a high specification to allow for solar gain in winter and restrict it in the summer. These factors together will ultimately reduce the heating demand of the property.

Materials will be sought from sustainable sources and from local suppliers where possible. These materials will be chosen with longevity and low environmental impact in mind.

Breathable Lime renders, natural insulators like hempcrete and if viable, ground screw foundations all seek to reduce the amount of concrete and cementitious products such as plasterboards.



image showing an example of timber frame and hempcrete construction method which will be used to construct the extension

Thank you

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