

STONEHOUSE COTTAGE

DESIGN AND ACCESS STATEMENT

This application is a resubmission of planning application ref: 15H/2868. Due to some minor changes to the facade these include:

- Splay to copper facade on 1st floor.
- Additional obscured window to rear.
- Oak cladding to ground floor garage changed to render.
- Copper to rear replaced with brick.

The original planning application was granted full planning consent on 25/01/2016.

This Design and Access statement has been produced by DK-Architects, in support of the planning application submitted for the proposed development at Stonehouse cottage, Yewtree Rd, Liverpool. The development proposal is for works to upgrade, remodel and extend the existing house to meet the needs of the new owner.

The content of this statement complies with DCLG circular 01/2006, stating that Design and Access Statements are to accompany planning applications.



SITE AREA 1620 sq.m



- 1** Stonehouse Cottage
- 2** Neighbouring Residence East
- 3** Neighbouring Residence West

- 4** Neighbouring Residence South
- 5** Calderstone Park Car Park

SITE LOCATION

The site is located in Allerton, and is situated in a primarily residential area overlooking Calderstones park. The site sits between new housing developments on Cedar close and Stonehouse mews. The house fronts onto Yewtree Road and sits adjacent to Calderstones Park. The site is close to essential community facilities such as local shops, schools, recreation space and medical centres. West Allerton and Moseley Hill rail stations are extremely accessible and both within a 2 mile radius- both lines provide frequent links to Liverpool and the wider transport network.

USE

Located opposite from Calderstone park. The proposal is for works to upgrade, remodel and extend the existing house. The existing house has three storeys with an additional extension to the east of the property, comprising of a garage and pool area. The Proposed extension aims to make sense of linear characteristics of the house linking a new garage, office area and gym.

AMOUNT

The extension will provide an additional 330sqm of floor area to include an office, gym and garage.

SITE LAYOUT

The existing house is accessed via Yewtree Road. Set behind a 1.5 metre boundary wall and timber gates is a private driveway with shrub plating and mature trees. Across the front of the site are several mature trees which are to be retained, as are those to the rear and sides of the property .

CHARACTER

The house is a modern detached house built in the style of the surrounding housing estates. The property has private walled front and rear gardens. Presently a 1.5m wall with a timber fence on top extends across the entire width to the front of the property along Yewtree Road giving the property a low profile. To the east of the property a 4.2m wall and mature trees separate it from the neighbouring properties on Stonehouse Mews.

The main characteristics of the property are defined by the large trees, walled front garden and Stone wall to the side of the property.

LANDSCAPING

The property currently is accessed via Yewtree Rd set behind a 1.5m boundary wall with a timber close boarded fence atop which extends across the entire width of the development. The property is accessed via private gates which are proposed to be widened to allow for easier access. The rear garden is proposed as a predominately lawned area with feature garden to the rear of the extension. The front garden will be predominately hard standing with private access gates to the rear garden. The large mature trees to the front of the property will be maintained and the boundaries softened with additional tree and shrub planting within the existing trees.



VIEW FROM WEST OF SITE



VIEW FROM WEST OF SITE



VIEW FROM SOUTH OF SITE



VIEW FROM EAST OF SITE



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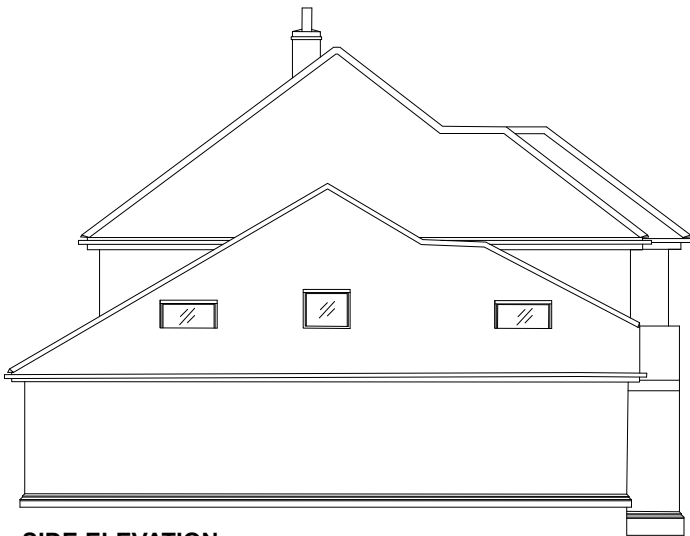
FRONT ELEVATION



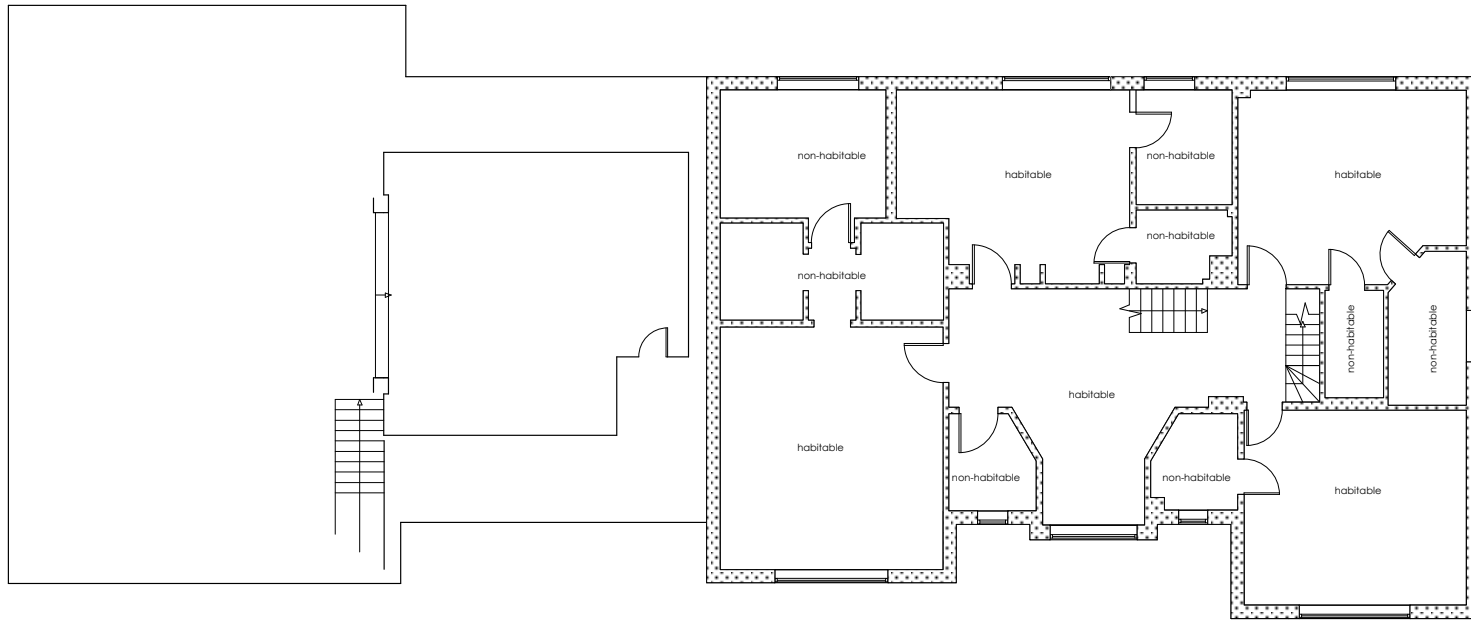
SIDE ELEVATION



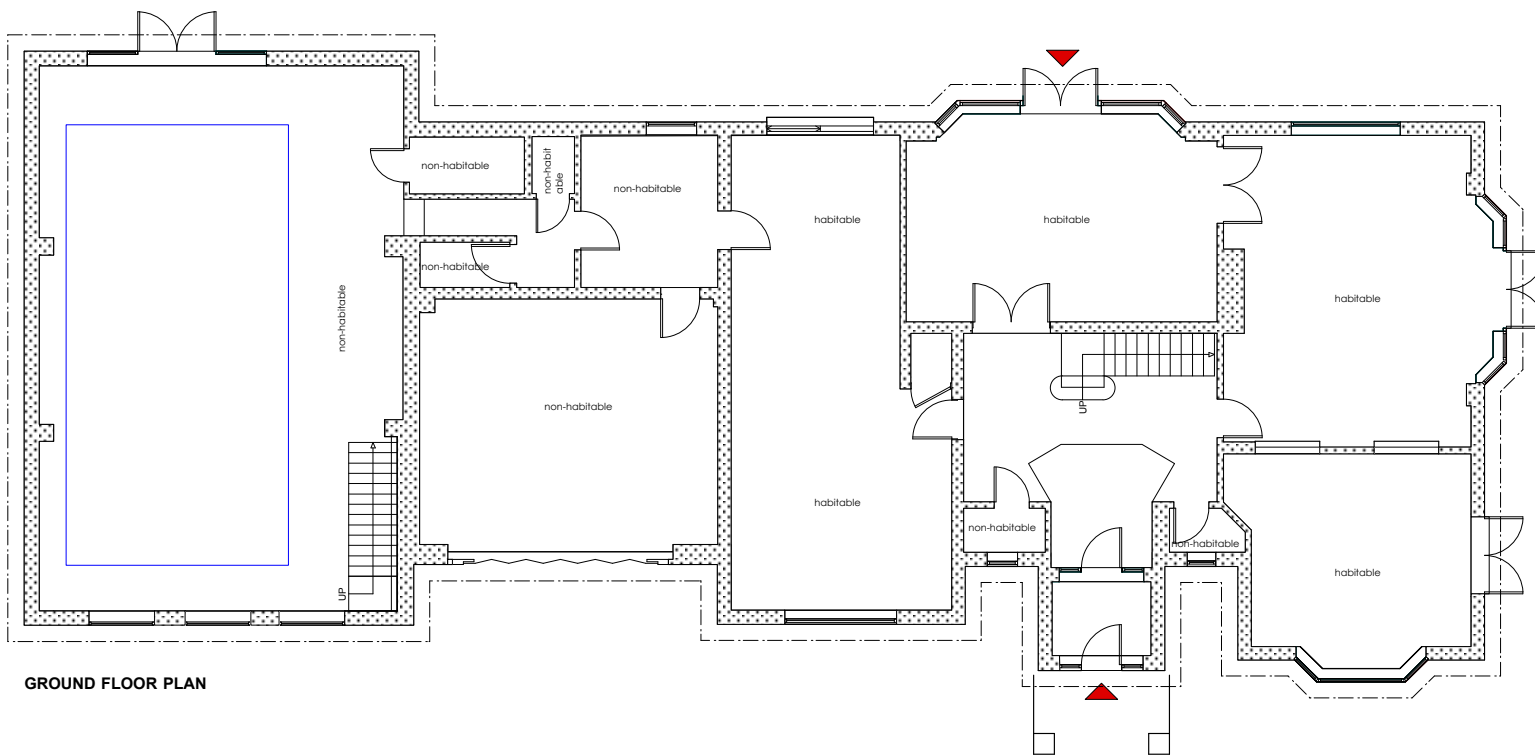
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

PROPOSALS

The proposals are to extend and upgrade the existing property to meet the needs of a new owner.

The existing garage is to be used to extend the dining, kitchen, family area and then a new extension is proposed that will form a new garage , gym a golf simulator and home office working area.

We are still working on the elevational treatment of the existing property and the new extension – the intention is, as indicated on the drawings, that we are looking at a contemporary style to contrast with the main building – although we need to develop this in detail to produce a high quality building.

SCALE

The main design issues are to make sense of linking the accommodation, in the necessarily linear layout, to keep the character of the street scene and to have a sympathetic relationship with the neighbouring properties.

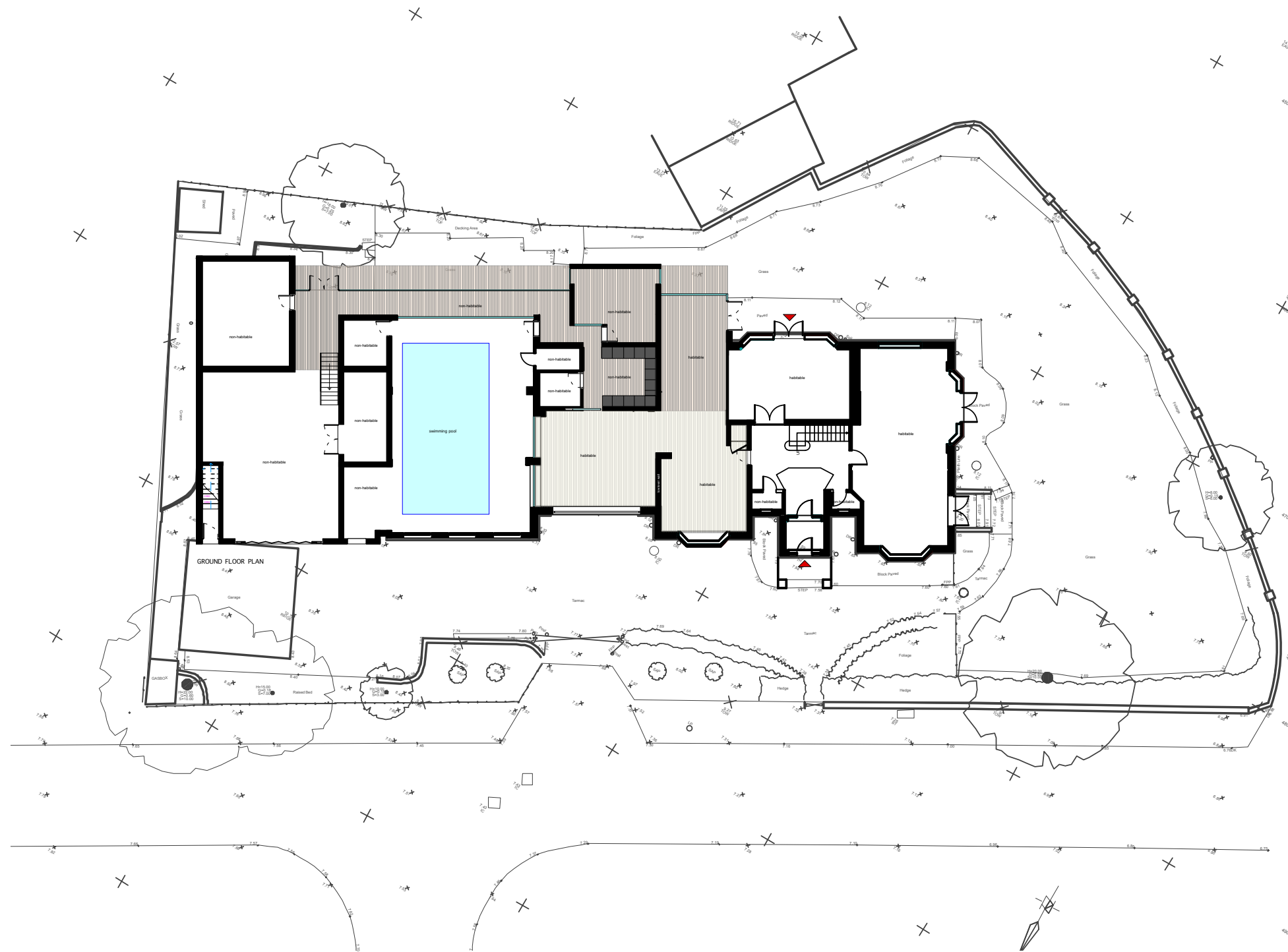
In linking the various elements of the building we are proposing a glazed corridor that runs along the rear of the property to connect the new garage, leisure section and home office.

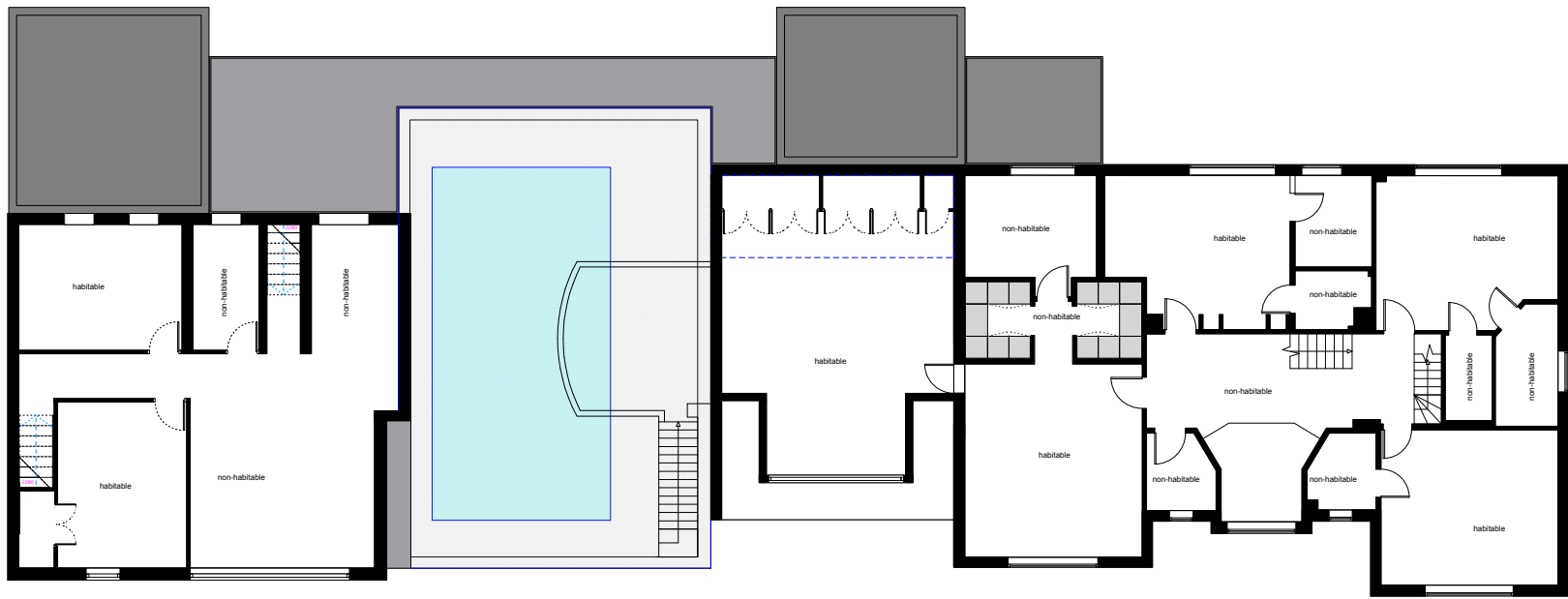
The new extension is kept low to maintain the character of the street, in just glimpsing small views of the building over the front garden wall.

We are conscious of the proximity of the neighbouring houses and this is another reason to keep the height of the building low. However the impact on the adjoining properties will be low. The main mitigating factor is the unusually high boundary wall onto the boundary with the property of stone house mews.

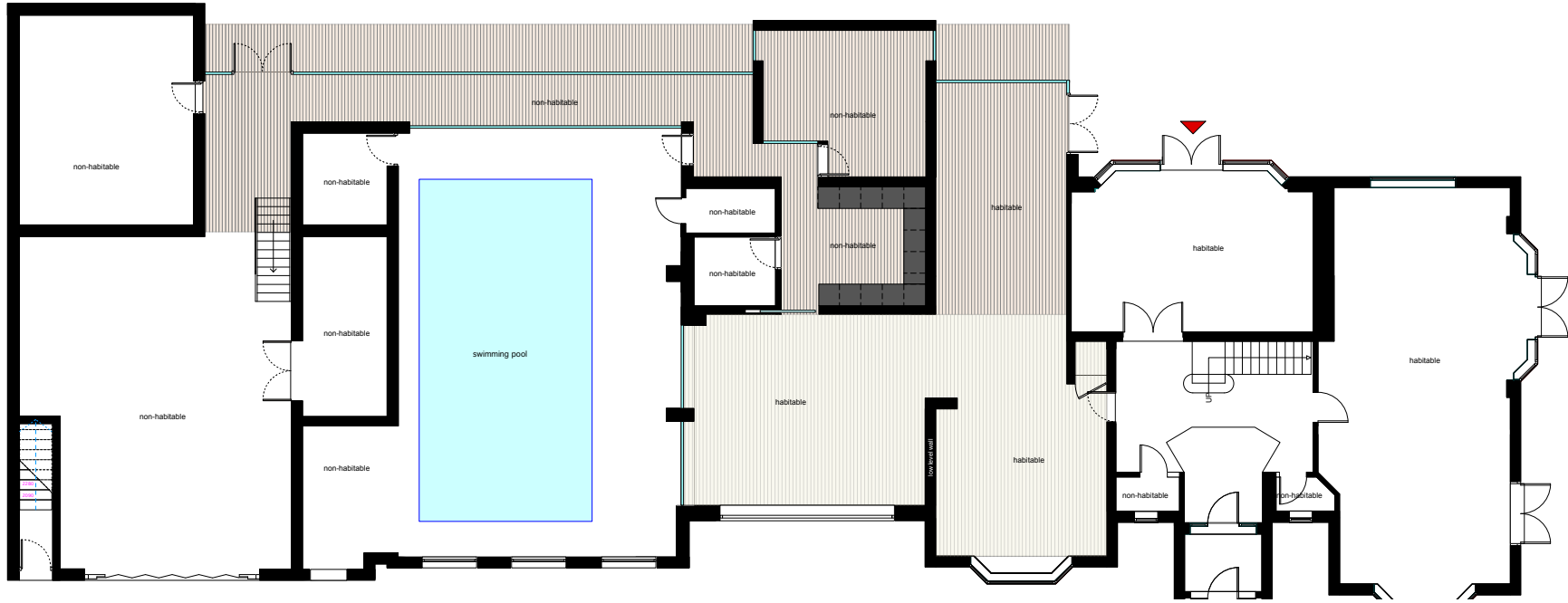
This wall is approximately 4.2 m tall and will effectively screen the new extension from cedar close property. See attached elevation from cedar close.

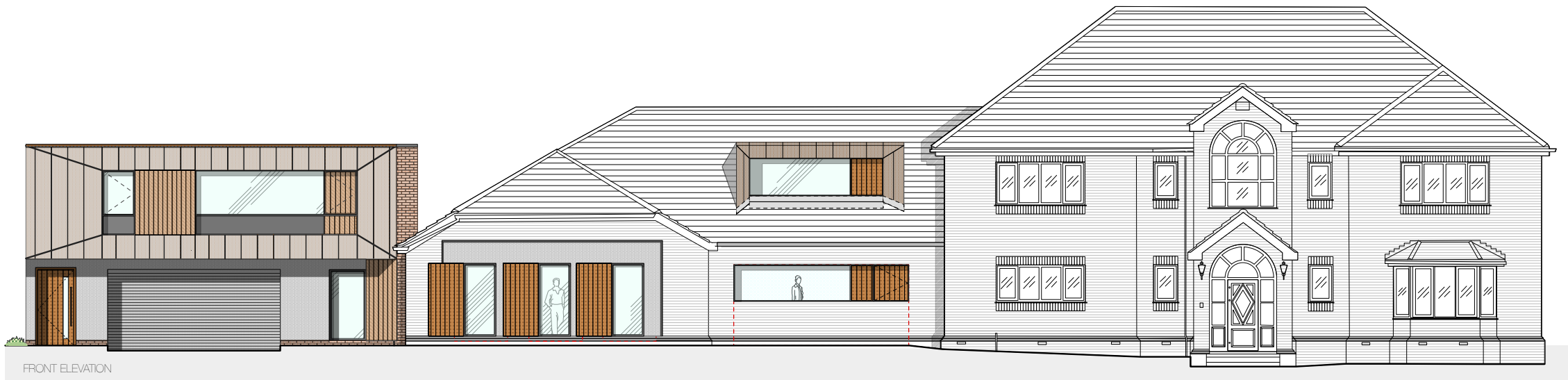
The Client brief is to extend the building to provide much needed additional office space and better use of the existing internal layout. The ground floor extension will provide a garage, changing room and link to the existing kitchen. The upper floor will provide a home office and gym.

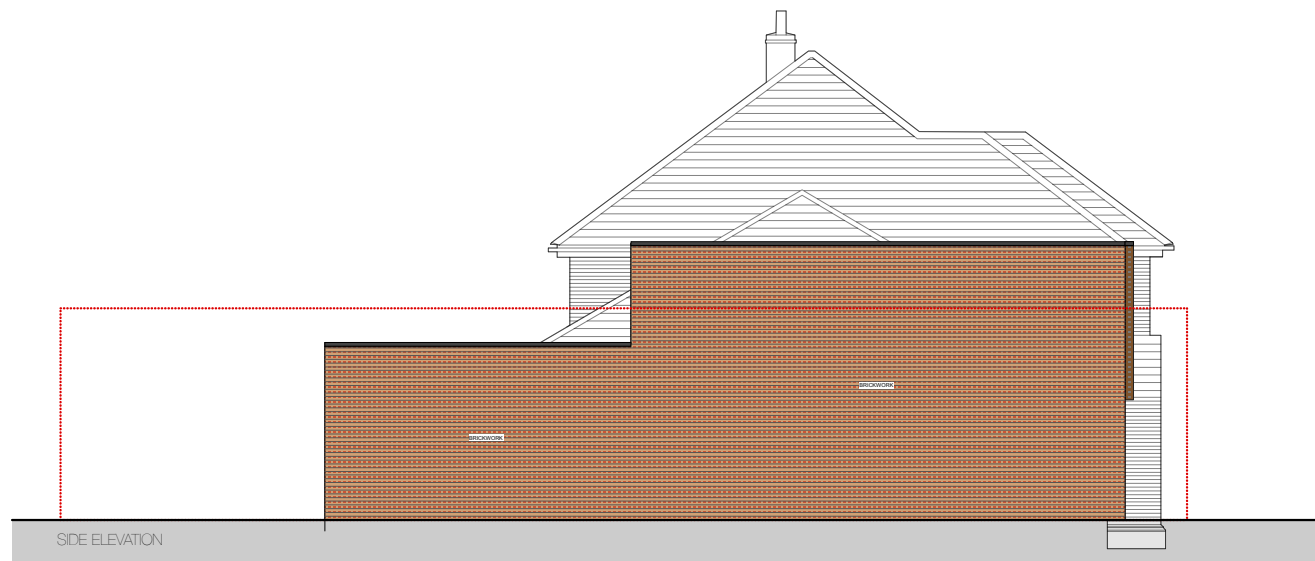




FIRST FLOOR PLAN







View from neighbouring properties to the east of the site. The dotted red line indicates the wall obscuring the extension.



