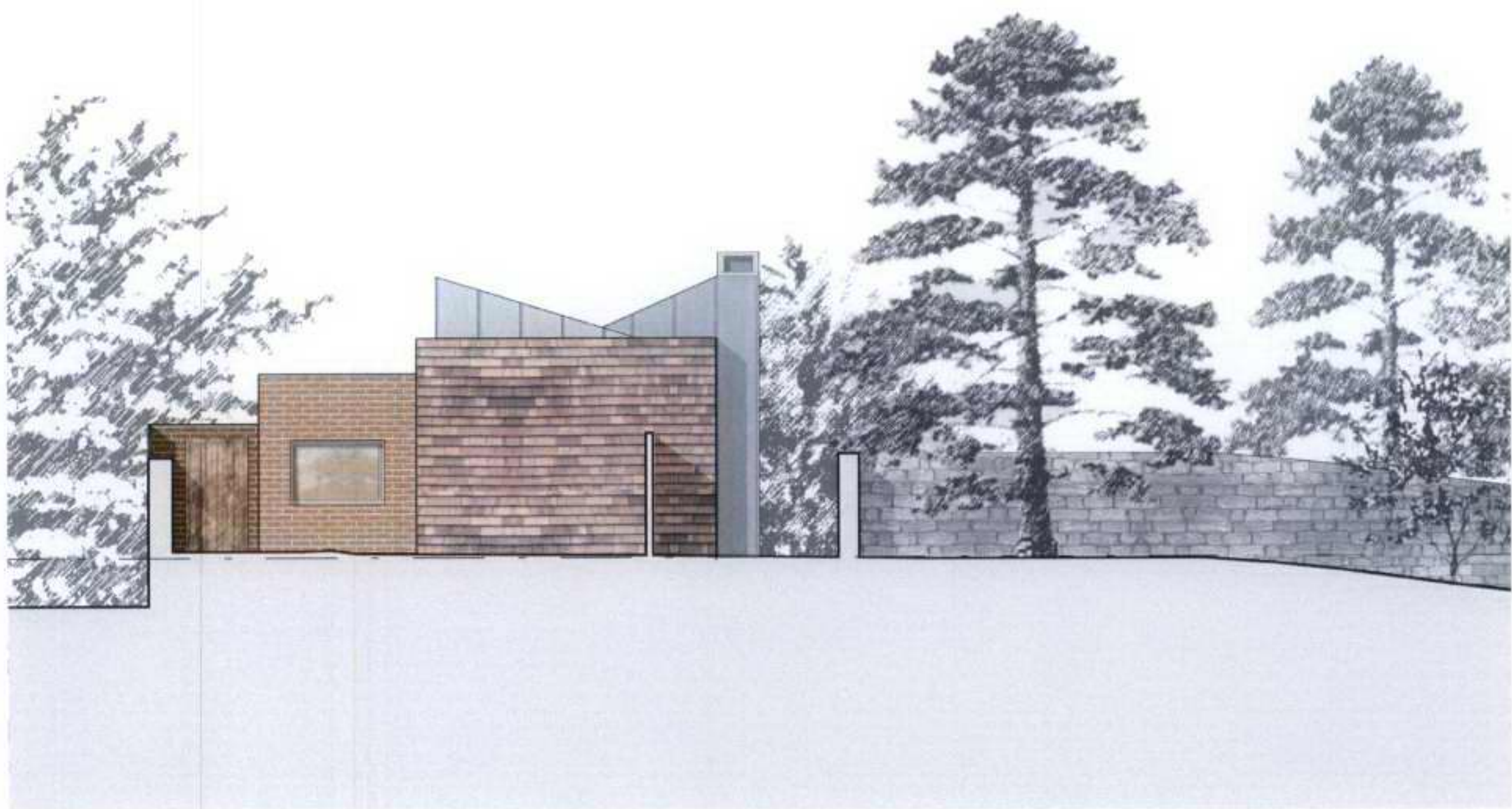


Edge Bank Planning Submission
Design Report



Context:

The existing property, 1 Edge Bank lies just within the Nether Edge Village, and just outside the Kenwood 'character areas', two of three such areas which make up the wider Nether Edge Conservation area. The Nether Edge conservation area has the feel of a leafy garden suburb and is characterised by fine Victorian and Edwardian buildings, spacious tree lined avenues and mature private gardens.

Whilst Nether Edge Village developed as a relatively dense area with more affordable plots, Kenwood was designed mainly for wealthy gentlemen. As a result the plots are more generous, containing villas in large gardens. The area was mainly developed, at least initially, by George Wostenholme with the aid of a nationally acclaimed landscape gardener Robert Marnock. Marnock is responsible for the network of wide tree-lined avenues such as Montgomery Road and Kenwood Road. Many of the houses along these streets are now partially or completely obscured by continuous stone walls and trees. The new house, given its low height and its position on the site, will be almost entirely hidden in the same way.



Lyndhurst Road, Nether Edge. Houses set back from the street are obscured by stone walls, trees and mature planting.

Residential areas within Nether Edge vary in density depending on the age of the development. The proposed site is found on the boundary between an area of medium density, Meadow Bank Avenue, and an area of higher density, Violet Bank, found the other side of Machon Bank Road. Edge Bank itself was once a connection between Meadow Bank and Machon Bank Road, although the Machon Bank end is now blocked to vehicles.



Meadow Bank Avenue: well spaced semi detached properties arranged around a central green. Wide road allows easy access. Edge Bank joins Meadow Bank to the left of the photo, by the lamp post.



This figure ground diagram shows how the new dwelling, in paler grey, fills a gap in the grain and is set back off Montgomery Road as typical of other houses along the street.

The Site:



Photomontage impression of the site, as existing. A number of trees are planted along the boundary of the site just to the right of this photo and offer to enclose the site, providing a screen between the site and Montgomery Road,

The proposed site is a steeply sloping mature garden adjacent to and currently belonging to 1 Edge Bank. Trees typical to this area of Sheffield; ash, sycamore, lime, beech and horse chestnut trees are all found on the site. These trees are well established but overgrown and in need of maintenance. One tree will need to be removed in order to build the new dwelling, a christmas tree that was planted many years ago which is not typical of the area.

The lower edge of the site, which sits along Montgomery Road is particularly densely planted and offers a green visual barrier between the road and the upper part of the garden. A gate in the stone wall and some steps up into the garden connect the house to Montgomery Road. These are currently unused and in a state of disrepair, but will be brought back into use with the development of the site.

It is proposed that the garden will be divided between the existing house and the new dwelling. The existing house will have good amenity space with a terrace at ground floor level and an area of garden containing an existing tree, enclosed by a curved wall. A new gate will provide pedestrian access from Edge Bank.



Montgomery Road looking towards the site. The existing gate leads up to the garden and trees obscure the majority of the site from cars and people at street level.

Parking, highway, access and servicing:

Many of the houses in Nether Edge, built during Victorian and Edwardian times were built without designated parking spaces. The addition of driveways and garages at a later date has diminished the characteristic soft greenery of the streets. As car ownership has grown, this has become an increasing problem.

The proposal allows space for one car only, to be parked in a private gated driveway. The new dwelling is designed as a home for a couple with no need for two cars; limiting parking will encourage use of the extensive public transport network found in the area. Local amenities and even the city centre are accessible by foot or by bike and frequent bus services run from Montgomery Road and Machon Bank Road. The nearest supermarket is less than 400m away.

Access to the house for heavy vehicles such as refuse collection trucks can be achieved via Meadow Bank Avenue. The occupants of Edge Bank currently take their bins up to the top of the road where it meets Meadow Bank Avenue so they can be collected from there. Both Edge Bank and Meadow Bank Avenue are un-adopted by the Council; they are maintained by the residents.



Shops in the Nether Edge Village area.

Design:

The new house is conceived as a small scale, single storey garden pavilion which will have minimal impact on the surrounding properties. Rather than seeking to imitate the form and materials of the surrounding Victorian houses, it is designed as a response to the garden setting. The design of the new house seeks to make the most of its mature surroundings; the garden will offer privacy, shade and screening from Montgomery Road, as well as providing pleasant surroundings and a fantastic view out from all rooms.

The positioning of the new dwelling in the north west corner of the site is key to the design as it divides the garden into areas of different character and different use. Placing the house close against the north west boundary creates a small enclosed court around the back to offer privacy to the bedroom and its ensuite bathroom. A path and back door connect the utility space and storage area in the house to the clothes drying area which is hidden around the back of the house. A new fence will be built on top of the existing boundary wall as a screen between the new house and its neighbour. The main garden amenity areas are found directly in front of the house and include the two terraced areas to the east of the house. The rest of the garden is heavily planted and slopes steeply down to Montgomery Road. The steps will be reinstated and the path leading down to the gate is to be restored. Space for one car with enough width allowance for pedestrians to pass will be created to the south of the site.

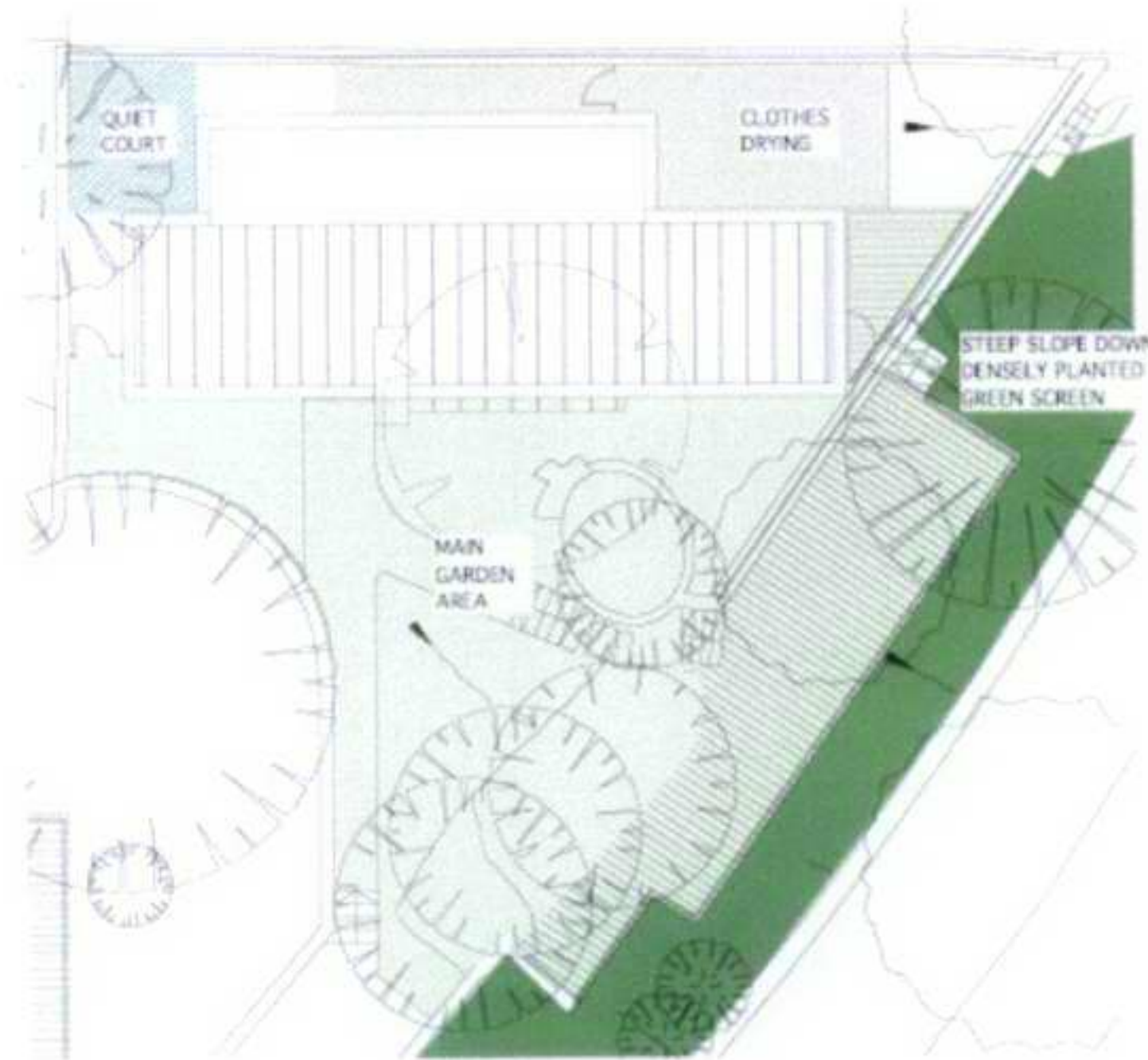


Diagram of garden areas

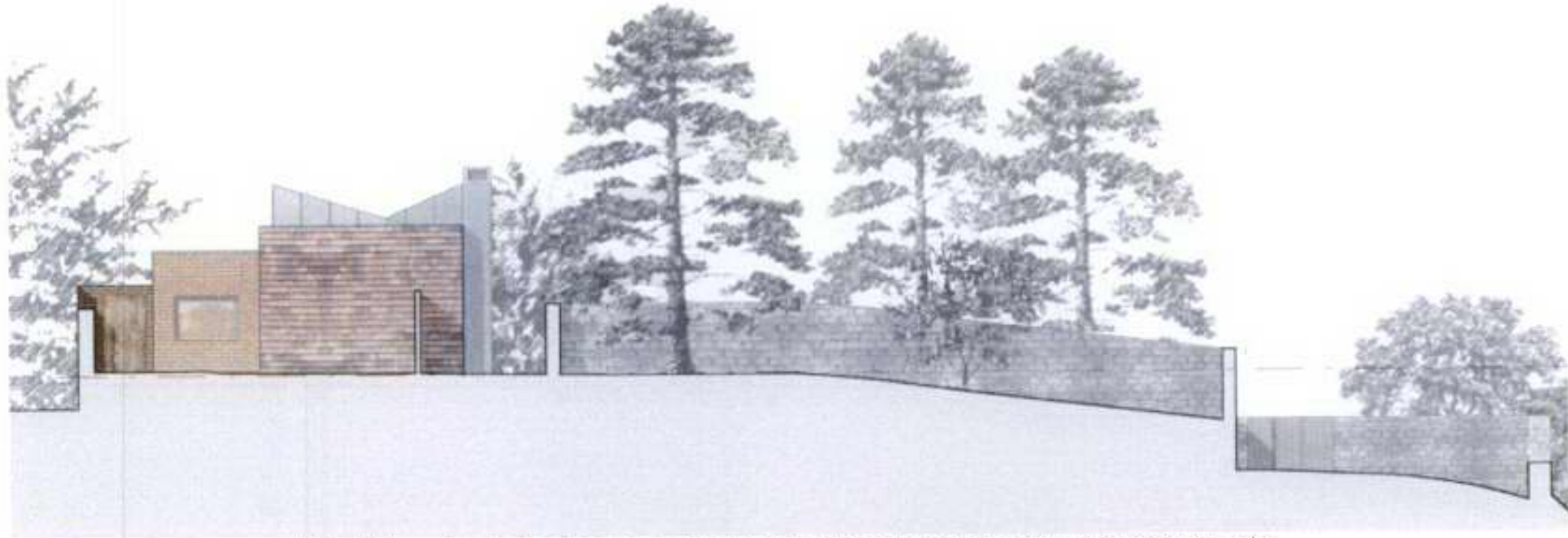
The house is orientated so that the main living spaces are south facing and are given the view across the garden. A north light runs along the back wall of the house to bring additional, constant light into the building.

The house is composed of two key zones. The service zone to the rear is solid and functional; it roots the new building in the site. It contains the bathroom, kitchen, utility and storage areas. The floor to ceiling height here is lower than the rest of the building to reduce the impact the new building will have on the neighbouring house. This zone is constructed of brick to complement the brick wall running behind it and to give the impression of boundary.

The living zone is a taller south facing timber box with a single pitch roof which slopes down from north to south. The main living areas: the bedroom, living room, entrance hall and study are top lit by a strip of high level glazing on the north side. The bedroom overlooks the quiet courtyard to the rear but has no windows to the front or the west in order to maintain privacy. The living room and study however, both have large windows to offer views out over the garden. The sloping ceiling makes this 'living' zone feel generous despite its relatively low

floor area. The feeling of spaciousness is further enhanced by the connection between the kitchen and living room which effectively renders the main living spaces as open plan.

The living zone is clad in timber shingle which will weather over time to complement the garden. The lightweight timber box sits on a brick plinth to tie it to the brick service zone and to the ground. The roof, chimney and living room window are 'accents'; they are to be clad in zinc to contrast with the rest of the building.



West Elevation indicating use of materials and positioning of the house in the site

Access Statement : Single Dwelling Edge Bank.

Planning Application 07/02099/FUL

1.0 Introduction

The application site is an existing garden adjacent to 1 Edge Bank, Nether Edge, Sheffield. Access by car is via Edge Bank a cobbled street off Meadowbank Avenue. The site is accessible for pedestrians via Montgomery Road and Edge Bank as well as the route through Meadowbank Avenue. The dwelling will comply with Part M of the Building Regulations

The application is for a single storey dwelling adjacent to the applicant's house, within the existing garden. The applicant has lived in the area for 25 years and wants to downsize and develop anew dwelling for his retirement. His elderly father lived at Edge Bank in his later years and the applicant found this a satisfactory site to care for his father.

2.0 Access to the site

The site is approached via Edge bank as described in the Introduction. This is accessible by car or by foot and a car parking bay with a path alongside which will allow a wheelchair user to manoeuvre adjacent to the car.

3.0 Approach / Entrances

Approach from drive to Entrance is graded to work with existing levels. Steps are avoided. The main Entrance door will have level access and the thresholds will be minimal. Secondary doorways to the rear and the balcony open onto level ground. Mat wells will be provided where necessary. Full height glass doors will have manifestation at 1500mm to prevent visually impaired people walking into them.

4.0 Circulation

The dwelling is single storey and has no internal stairs. The majority of the circulation is within the living areas and circulation space is kept to a minimum. Doors and circulation are generous – 1.6 – 1.05m for circulation with a clear opening of 750-800mm for internal doors depending on the width of approach.

5.0 WCs

The WC in the Bathroom is on the ground floor is more generous than allowed for in housing that complies with part M. This will allow use of the toilet and accommodation of the wheelchair during use, which is more comfortable and dignified.

6.0 Conclusion

This dwelling is not designed specifically for a wheelchair user, however as a single storey dwelling is ideal accommodation for a person with a disability. Similarly access for visitors in a wheelchair has been considered and can be accommodated.

Simon Gedye

Allen Tod Architecture Ltd

21 June 2007

21.06.2007