

March 2015

Design & Access Statement

29 Haigh Lane, Hoylandswaine, Sheffield. S36 7JJ



1.1.The Site & Surrounding



The property is located in the rural village of Hoylandswaine, 7 miles from Barnsley and the M1 motorway network. Hoylandswaine is a residential village surrounded by open countryside and agricultural land. To the east side of Hoylandswaine is the conservation area which contains a number of historical buildings, those of note are the nail forge and the garage to the Rose & Crown public house. The historical buildings are a mixture of stone and rendered walls with stone or slate roofs. There are a number of more modern estates spreading through Hoylandswaine to the south and east, again with a mixture of styles incorporating granite faced bungalows, sandstone detached properties, brick built houses and rendered properties.

The site contains a large one and two storey property of considerable age, the frontage of the property once containing the village shop with its large glass frontage still remains. The building has not been occupied for many years and is in a state of dilapidation, cost of repair and renovation would considerably outweigh the demolition and rebuild costs.

The property currently occupies the West side of the site with garden to the east, vehicular access is from the lane to the west which is shared with a number of properties, there is a detached stone garage to the rear of the application site accessed from this lane. The building is rendered white with a concrete tile roof; it offers little in terms of architectural appeal.

1.2. Consultation

A pre application consultation was undertaken, the email response dated 20.10.2014 from the Planning Officer Laura Bibby and Conservation Officer Tony Wiles was as below:

On balance I don't object in principle but I have some inevitable requests.

Firstly I am concerned that there is little understanding of the existing building and its relevance. I have checked the 1895 OS and the building is present – see below. Clearly the building has undergone some significant change – much of it unsympathetic which has arguably eroded its character and contribution. However without clearer understanding and justification as to what (and when) the building is I am reticent to endorse demolition. – A heritage statement could resolve this. Whilst we can technically accept outline / indicative applications in CA's (at the moment) I feel strongly that when demolition of a historic asset is proposed we should only accept full plans and a suitable heritage statement.

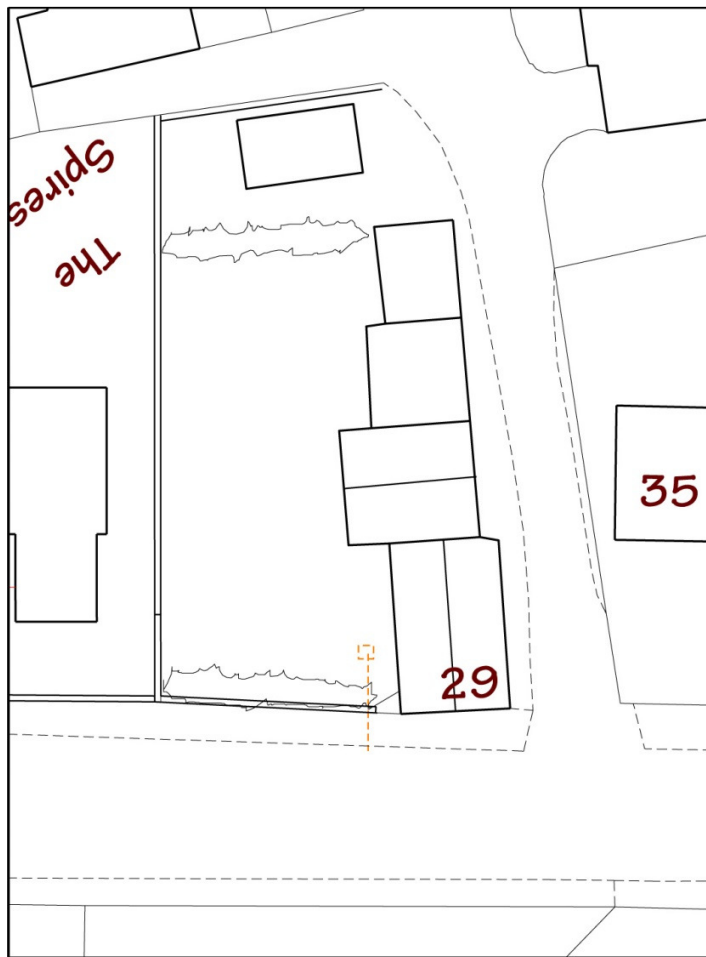
Secondly I accept that the site and surrounding area appraisal states that Hoylandswaine has a variety of styles and materials. The general layout and style of the proposal is sympathetic and will arguably enhance the conservation area. However, the predominant materials - and the ones that lend the significant character to Hoylandswaine are sandstone and render. There are brick elements and clearly there are brick buildings outside the conservation area, but the site forms part of the western boundary of the area. As such it's clear to me the boundary was drawn around this existing building reflecting its relative importance age and contribution. This then leads me to suggest a stone and render mix is more appropriate and will certainly reflect an higher overall finish / design.

Following this advice a Heritage Impact Assessment is now included with this application and the materials have been amended to stone and render as advised.

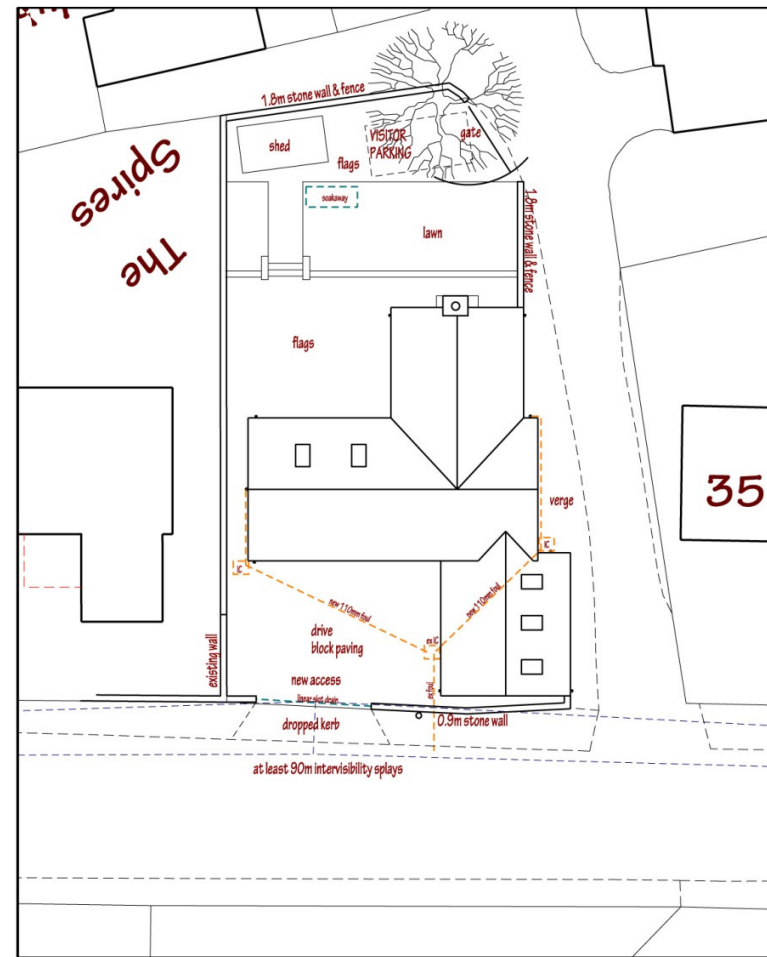
2.1. Use & Amount

The proposal is for demolition of the existing building and replacement with a two and one and half storey detached property, occupying a similar footprint to the current building; the proposal will extend the main block to the east filling in the site and creating a frontage.

Existing footprint is 143sqm, proposed footprint 178sqm, an increase of only 35sqm, it is felt if the existing building was retained it could be extended by two storeys to the east (shown dotted) within planning policy creating a very similar mass and scale to the proposed new build. This should be considered by the planning officer in their analysis of the proposed development.

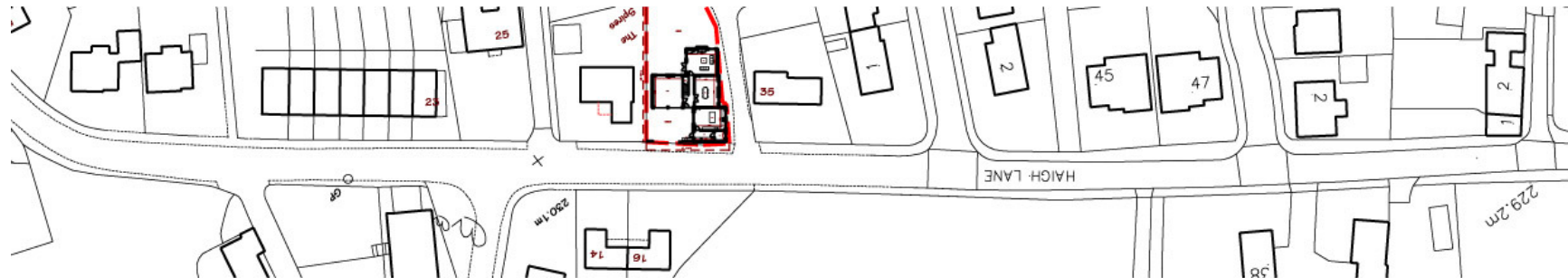


Existing

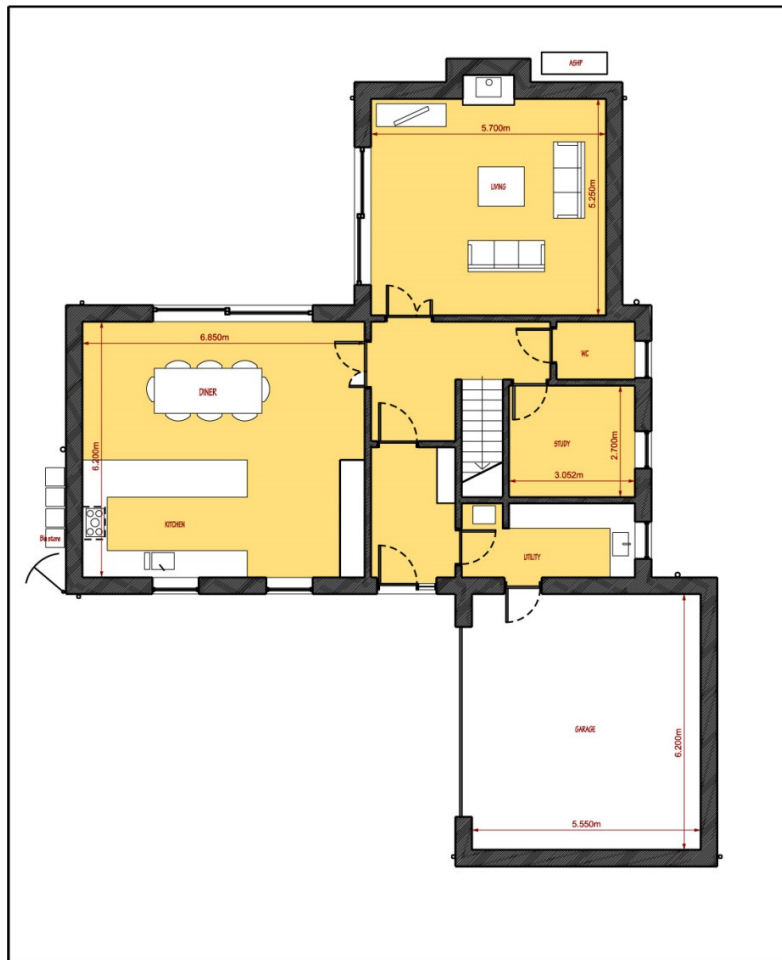


Proposed

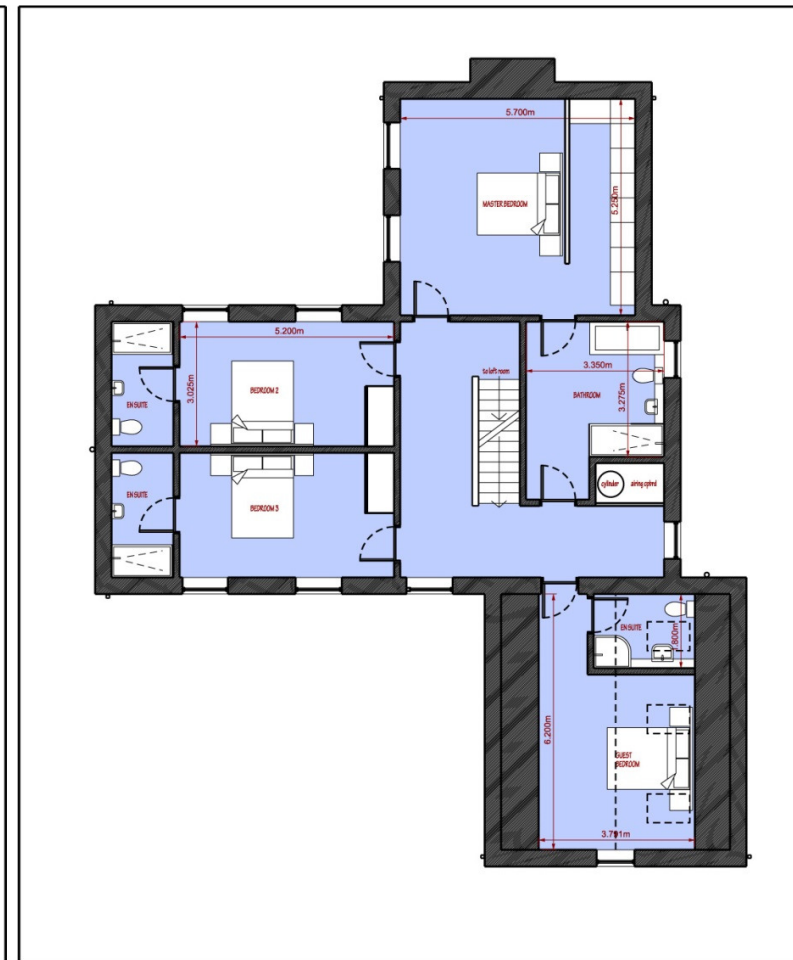
2.2. Layout



The proposal occupies a similar footprint to the existing building, there is a storey and half high block to the west of the site and to back edge of pavement, this is a common feature of many older buildings around Hoylandswaine, some of which can be seen further along Haigh lane, this is a feature the applicant is keen to retain to maintain some historical identity to the development. The neighbouring property to the east also has a large two storey projecting gable. There is no clear building line along Haigh Lane, the main façade of the proposed takes an approximate common line.



Ground Floor



First Floor

The proposal will create a four bedroom dwelling with a further loft space. At ground floor will be an integral double garage and open plan kitchen/ dining/ living space. The proposal maintains current window openings along the western and southern walls.

A new highways access is proposed onto Haigh Lane, the existing hedge will be removed and the wall rebuilt and kerb dropped; visibility is good in both directions along Haigh Lane and driveway access is common and been accepted on a number of recent properties along the street so it is felt there will be no objections to this new access, it will also free up the existing lane access for the properties to the rear. The courtyard provides parking for two vehicles with a further two spaces in the double garage.

Ample amenity space is provided in the rear south facing garden, the existing detached garage will be demolished to make a more coherent space.

2.3. Scale



Proposed Scale from Haigh Lane



Existing Scale from Haigh Lane



Proposed Scale from Haigh Lane



Existing Scale from Haigh Lane

The above illustrations indicate that the scale and massing is in keeping with the existing building and surrounding properties

2.4. Appearance

The proposal retains a simple white rendered roadside block to maintain a sense of historical identity, important in a village with a rich history where the village shop provided a minor landmark. The main block will be in a local coursed sandstone with a blue/ grey slate roof, materials in keeping with the direct neighbour to the west and also opposite. It is felt the selection of a variety of complimentary materials will sit comfortably with the wide variety of building materials found throughout the village.



3.1. Access

A new highways access will be formed onto Haigh Lane with dropped kerb, visibility is good in both directions.

Off street parking is available for four vehicles.

Emergency services can gain access to the property from Haigh lane.

Refuse & recycling area is provided at the side of the house, roadside collection.

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building; a reception space and an accessible WC is provided at ground floor level, corridors and doorways will meet part M of the building regulations.

The property will maintain the existing mains sewer connection.

The majority of surface water will be dealt with on site with soakaways.

The building will follow 'secured by design' principles as far as is reasonably possible.

The building will have a high level of insulation and look to reduce energy demand wherever possible.

4.1. Contact

Client:

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Architect:

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary homes and have been established for over five years, The Principle Architect, Andrew Brown, has a further ten years commercial London practice experience.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



Example of weavers cottage

New Dwelling, Rockside Road, Penistone

Designed in a conservation area well renowned for its weavers cottages, the row of high level windows and industrial steel trusses give the building its historical reference in a contemporary open plan home.



New Dwelling, St Johns Drive, Grantham

A building of three parts currently under construction; two curved sedum planted roofs, slicing into a central 'modernist' box reduced the apparent scale and created a beautiful ever changing building from any angle, cutting edge ICF construction and the latest renewable energy sources complete this truly unique building.