Line View, Beacon Hill, Silkstone Common – Design Statement

This design statement accompanies a householder planning application for proposed alterations to Line View, Beacon Hill, to provide an enlarged kitchen area on the ground floor and enlarged bedroom on the first floor.

Context:

The property is situated on Beacon Hill, a rural lane in Silkstone Common. Line View is bounded by the railway line that runs along the boundary from the north-east to the south-west. A row of properties sit to the west of the property. The rear of the property opens to fields that run alongside the railway and benefits from wide open views. A footpath runs along the perimeter of this field, with distant views towards Line View.

Internally, the ground floor is accessed on the front corner of the property and a small hallway leads into the dining room, which leads through to the kitchen at the rear of the property. A store leads off the side of the kitchen and provides access to the living room to the front and utility room to the rear. The first floor contains a bathroom, study and 3 small double bedrooms.

The house has been altered significantly over its lifetime. Originally the detached property was a smaller two up, two down cottage. This was extended to the side in the 1980's to add on an integral garage and two bedrooms above. The garage was then converted into the lounge and the detached external garage built at a later date. Additionally to this, to the rear of the property the footprint of a former coal store and external WC was re-built to form the current off-shot utility room and internal WC.

This application looks to extend the narrow walk through kitchen on the ground floor with a single storey addition to the rear of the existing kitchen and provide one larger bedroom at first floor by building out over the existing Utility room to the rear to provide a master bedroom with ensuite.



(Line View outlined in red – Base image from Google Earth)

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(Front of Line View from across railway)



(Rear view of Line View from garden)

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Design and Massing:

The proposed extension has been developed in line with the Barnsley Metropolitan Borough Council Supplementary Planning Document for 'House Extension and other Domestic alterations' and in consideration of the existing house and conservation area context.

The extensions proposed to Line View all sit to the rear of the property. The view of the house on approach from Beacon Hill therefore remains as existing.

The extensions to the rear are formed in two parts:

Single storey kitchen extension

The ground floor extension at the rear of the existing kitchen is a single storey addition to the property that allows the existing kitchen to be opened up to the garden.

The form of the addition is recessive to the existing property, being set back from the side of the original house and from the rear of the existing utility room extension. The extension walls are proposed to be fully glazed to maximise light penetration into the existing home and to allow views over the gardens of the property. There are no properties to the side of the proposed kitchen extension with the railway running along this boundary, therefore the glazed elements have no impact on neighbouring properties amenity.

The roof of the single storey addition is proposed to be a simple flat roof that allows adequate internal height within the extension and avoids effecting the proportions of the existing sliding sash windows to the bedrooms above.

The rear of the extension is proposed to allow access into the rear garden with a single hinged swing door for day-to-day access between the house and garden, alongside a sliding door to open the kitchen to the garden in good weather.

First floor bedroom extension

The bedroom extension is proposed to sit above the existing single storey utility room and WC that projects out from the back of the house as a brick built, pitched roof element. The intention is to extend this form upwards with a pitched roof connecting into the existing pitched roof of the main house.

The roof scape is set back from the side of the main house and the ridge set lower than the main house, to ensure the extension is recessive and in proportion with the main house.

The bedroom area within the extension provides a double bedroom with a juliette balcony opening to the centre of the new gable. This opening faces over fields to the rear of the property and has no overlooking issues or any impact on the amenity of neighbours and footpath along this side of the adjacent field.

Additionally, to the opening doors, a narrow slot window is inserted into the bedroom at the junction between the existing house and proposed extension. This overlooks the roof of the single storey addition, away from neighbouring properties to the west, and therefore creates no issues with overlooking or loss of amenity for neighbouring properties. No windows or openings are proposed to the west side, that faces onto the driveway in front of the neighbouring properties.

External works

Externally the extensions proposed have little impact on the existing property. To allow the single storey addition to the ground floor, a path and stone wall that runs around the corner of the existing property is to be relocated around the new extension. Otherwise the gardens, driveway and access to the property remains as existing.

Materials:

The existing property is a mix of stonework to the front elevation, painted brickwork to the rear and side facing the railway and red brick to the west side. The offshoot utility room is red brickwork. The pitched roofs are finished in slate. The front facing windows are mock-sash timber windows, which changes to UPVC windows and doors to the side and rear of the property.

The ground floor extension is to appear as minimal as possible on the rear of the property with glazed walls and a simple flat roof.

The first floor extension over the utility room is proposed to be clad in vertical timber cladding. This approach is to allow the timber cladding to extend down over the red brickwork of the utility room to avoid an awkward junction where the existing brickwork of the utility room would meet the new addition above. The use of timber cladding softens the two storey rear element and sits comfortably with a similar material scale against the red brickwork of the west side of the main dwelling and painted white brickwork to the rear of the property.



(Elevations as proposed showing materiality)

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(Photomontage of proposed extensions from garden)

Overall, the proposed amendments to Line View will result in a cohesive property, that makes the most of its site and surrounding gardens. The extensions proposed will be a high quality new addition to the rear of the property. With the work all being to the rear of the existing dwelling, the proposals will have no impact on the front elevation facing towards Beacon Hill and the scale and form of the proposed additions are recessive and sit comfortably against the existing property and we hope will be supported by the local authority.