November 2019

Design & Access Statement

Hollin Moor Barn, Hollin Moor Lane, Thurgoland. S35 7EF



1.1. The Site & Surrounding



Aerial View


Rear Elevation

The property is located between the rural villages of Thurgoland and Hood Green in the Metropolitan Borough of Barnsley, accessed via a country Lane (Hollin Moor Lane). The property has a small woodland to the south and east, fields to the west and across the road to the north is a large rendered and now redundant building, formally 'The Monkey Inn' a public house. It is understood planning permission has been given for demolition of the old public house and erection of a number of dwellings.

The application buildings are stone built formally agricultural buildings dating around 300 years old and converted into a dwelling approximately 40 years ago, it is considered a relatively sympathetic conversion. The main barn fronts Hollin Moor Lane at the back edge of the grass verge; there is a single storey stone structure adjoining the main barn and orientated perpendicular extending deeper into the site. The barns have aged stone walls and stone slate roofs, there are small punchy windows to the roadside and gable elevations as would be common with an old stone barn, the south garden side elevation contains a large glazed opening which would have previously been the Mistle door and a number of standard windows and French doors all in wood effect PVCu. Nearby there is the original farmhouse under other ownership sharing roadside access.

Access is around 50m from the building to the east along Hollin Moor Lane, giving access to the two properties and also field access, it is a wide entrance and there are not understood to be any issues with the current access. There is parking to the east side of the dwelling and gardens to the south, east and west. There is a further access located directly adjacent the east of Hollin Moor Barn.


Single storey structure

2.2. The Proposal

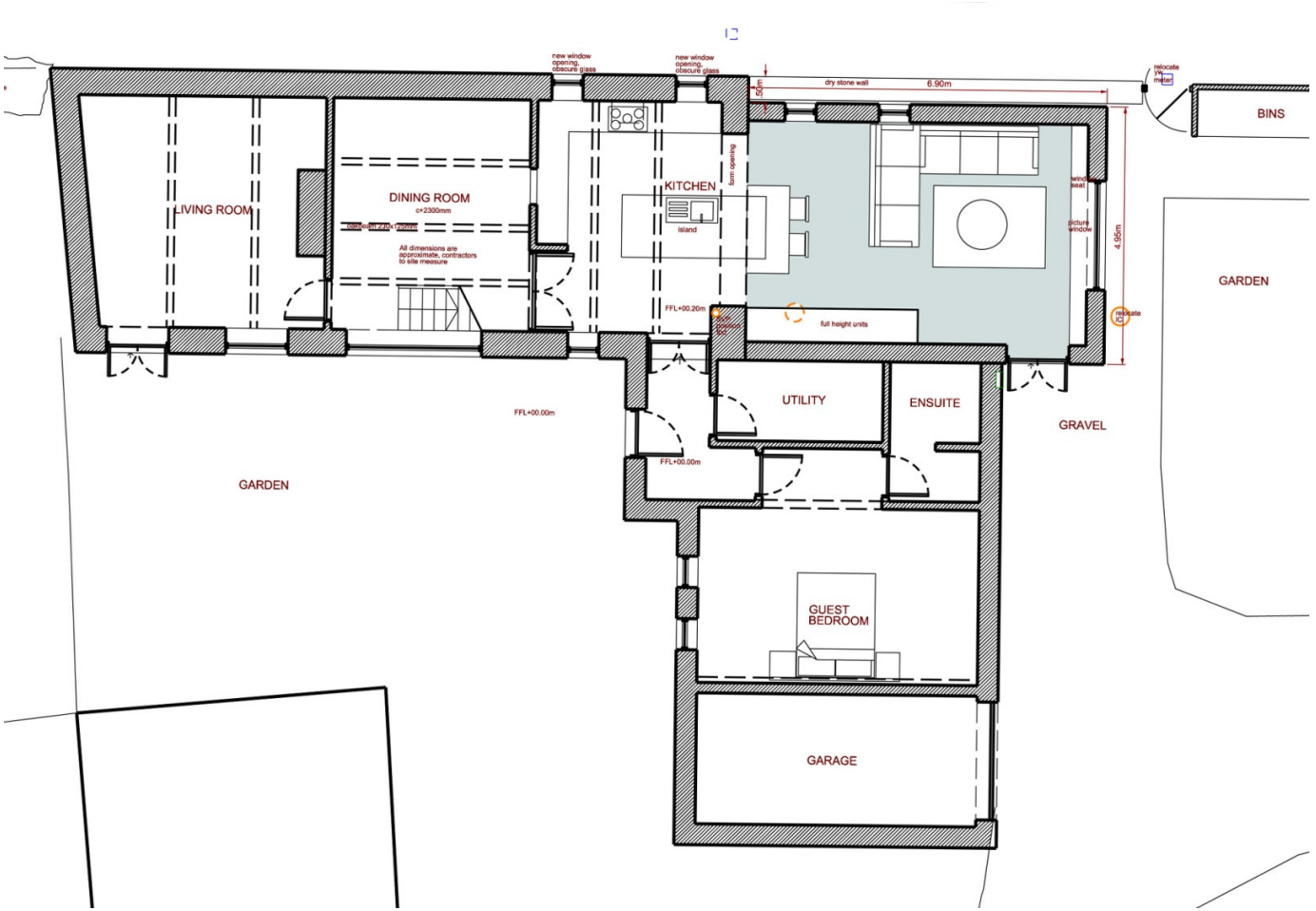
The proposal is to construct a two storey side extension, it will be in matching reclaimed or aged stone with artificial stone slate roof.
In accordance with planning guidance the extension will be set back from the original roadside elevation and have a slightly lower eaves and ridge height in order for the original building to remain the dominant form. The existing dry stone boundary wall will be retained and extended this will further ensure the original barn remains the principle roadside facade.

The extension extends 6.75m along the roadside which is half the width of the original roadside elevation (13.5m). BMBC planning policy states that an extension to a dwelling in the green belt should not add more than 100% of the original floor area and it should remain subservient to the original dwelling. The floor area of the original dwelling as converted is 144sqm, the floor area of the proposed two storey extension is 54sqm, giving a percentage increase of only 37%; the setback and lower ridge and eaves heights ensure the extension remains subservient.



Proposed Roadside Elevation Viewed from the West

The proposed extension will contain two ground floor roadside windows, these are small square openings replicating those found in the existing roadside elevation; it is also proposed to add a further two small square windows to the existing ground floor wall to improve lighting to the kitchen area. The proposed gable elevation will contain a large glass picture window at ground floor looking down the garden and French doors with a wrought iron Juliet balcony to the first floor. There are no overlooking or overshadowing issues to neighbouring properties created by the proposal. The south elevation adjoins the single storey structure and has only a small French door to the ground floor corner of the elevation; the roof will contain two conservation style rooflights. Gutters will match the existing, pipes will be black cast iron effect PVCu; windows and doors will be in a matching wood effect PVCu.



Ground Floor Plan

3.1. Access

The existing drive access will remain as existing, the second access will be narrowed to a single pedestrian gate, this will be considered an improvement to highways safety.

Parking facilities will not be altered

No alteration to refuse & recycling is proposed

There is no alteration to the existing foul drainage systems, other than extending the existing drains.

Surface water from the new roofs will be dealt with on site with soakaways.

The extension will meet or improve on the building regulation requirements for insulation and look to reduce energy demand wherever possible.

4.1. Contact

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.