

18 Darton Road
Cawthorne
Sheffield
S75 4HR

Design & Access Statement

D S A

design

space

architecture

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Context: Around the Site

The site is located in the village of Cawthorne a picturesque historical village noted for Cannon Hall House (a), park and farm shop, a major visitor attraction. The village is located on the A635 approximately 3 miles from Barnsley with good links to the M1 motorway. The village has a population of approximately 1200 and contains a number of facilities including village shop (b), public house (c), post office, club, museum (e) and church (f). A selection of the housing throughout the village is shown opposite (f-h); full details of the village, its history and architecture can be found in the Cawthorne Village design Statement (SPG Note 31).



a



b



c



d



e



f



Aerial photo



g



h

Context: The Site

The site is located in the old village (as described in the Cawthorne design guide). Access to the house is from Darton road; (although the house has no street presence) access is through an alleyway between 16 and 20 (a). The property is the original house on the site and 16 was built as an infill development at a later date (at some point in the 19th century). No 16 also has a modern rendered / flat roofed rear extension (b) to the full length of the property leaving only a 3m gap between 16. There is a secondary access through the garden at the rear from the Spencer's Arms car park (c+e).

A single storey annexe was built to the rear of the property 3 years ago (planning permission granted) this acts as standalone accommodation for guests (g).

Currently parking is available in the village car park next to the orchard play space and also on Darton Road.

The house itself (f) is a quaint 200 year old stone, three bedroom cottage with terraced and landscaped garden.



a



b



c



e



f



Site Analysis



g



h

Context: Planning History & Relevant Policy

Planning approval for erection of studio/ bedsit building (2008/0321) in 2008 located in the garden.

Barnsley recommends early discussion with their urban design and conservation officer.

The site is within the Cawthorne conservation area. BMBC provided supplementary planning guidance in terms of the Cawthorne Village design Statement (SPG Note 31).

The proposal follows the guidance laid down in the design guide in terms of scale, detailing and materials.

Relevant extracts from local and national guidance:

House Extensions, Proposals to extend dwellings should: Be of a scale and design which harmonises with the existing building.

Not adversely affect the amenity of neighbouring properties. Maintain the character of the street scene.

It suggests that an extension will tend to be more successful if the extension is not normally larger than the existing house.

The roof style, pitch and details should match those of the existing house.

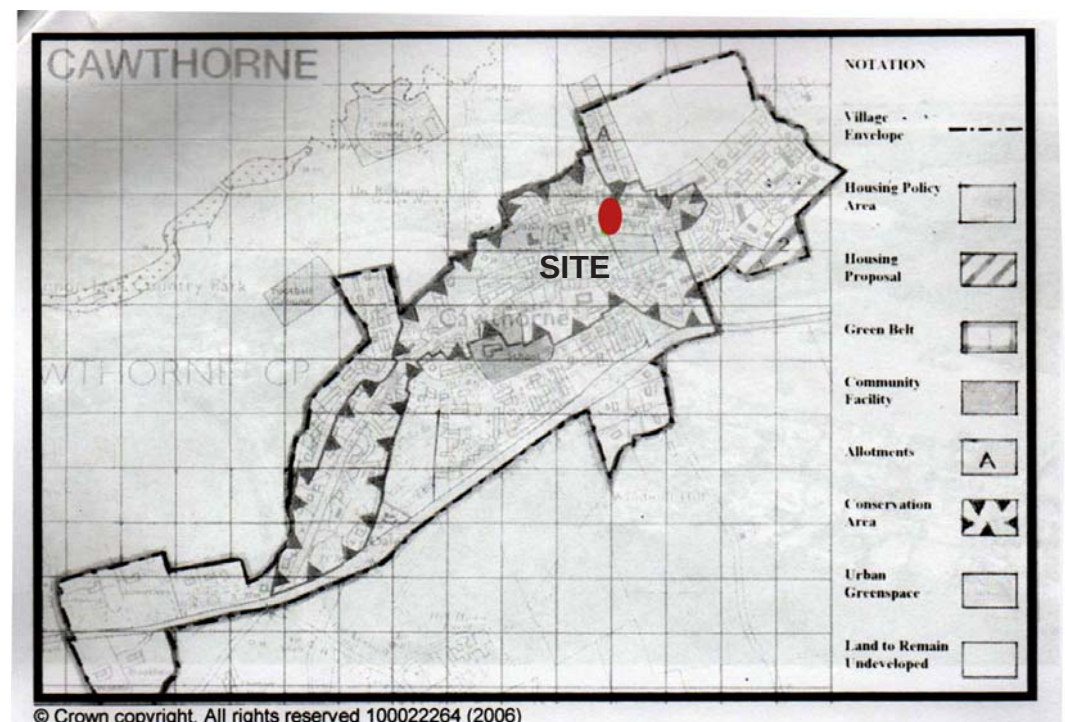
For side extensions it suggests that a setback from the front of the existing may be desirable.

Extensions should be designed so they do not result in significant overlooking of habitable room windows.

Extensions should not overshadow neighbouring properties or their gardens.

Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposal achieves the policy guidance regarding development in conservation areas and extensions in general.



UDP plan



Bedsit

Context: Consultation

Barnsley Metropolitan Borough Council planning officer Laura Bibby and conservation officer Tony Wiles were consulted over the scheme (shown opposite). Neither officer raised any objections to the proposal, email response dated 20.12.2012 below

I have spoken with Tony (Conservation officer) and he has raised no objections to the proposal, subject to closely matching materials and details.

Apart from a minor internal planning alteration and change of a window in the gable wall into a door, the submitted scheme remains unchanged from the pre application scheme.



The pre application scheme

Design: Use

The building is a private residential single occupancy dwelling for the du Feu family. The extension and adaptations will provide sufficient space for the owners and their four children along with much needed utility space.



Rear/ South Elevation

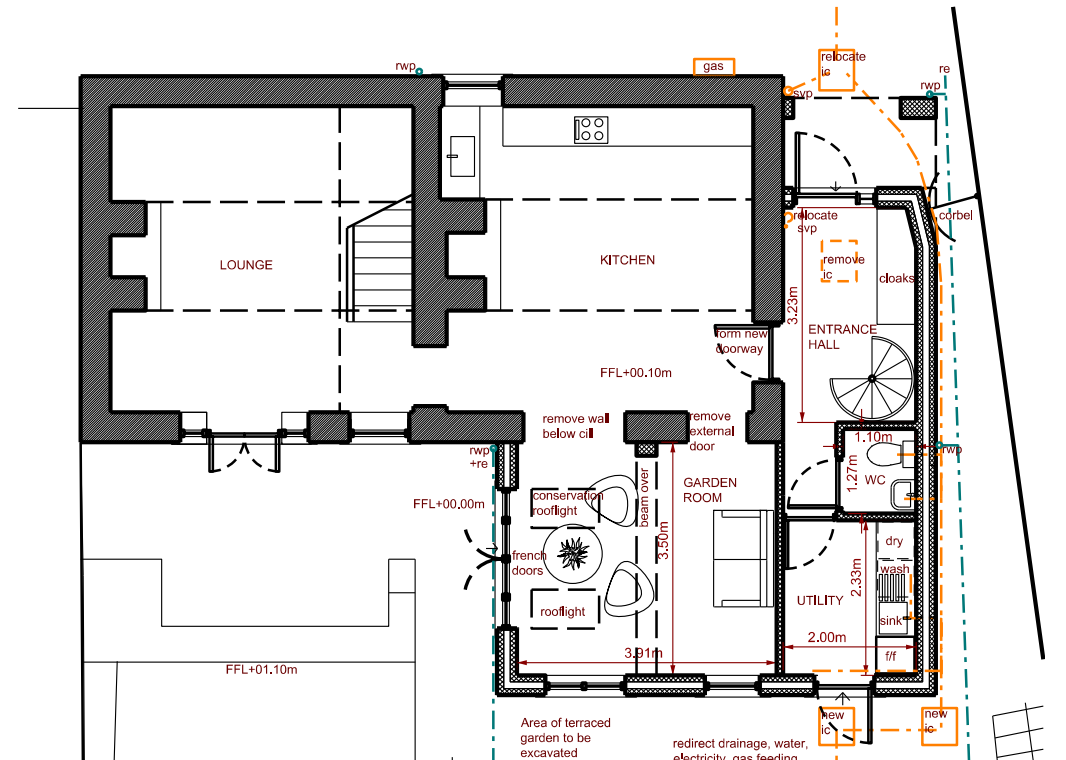
Design: Amount & Layout

The existing house measures 90sqm over two floors and consists of a kitchen/ diner, lounge, two double bedrooms, small single bedroom and bathroom. The studio annexe measures 30sqm and is single storey consisting of one bedroom and en-suite; the site measures 380sqm.

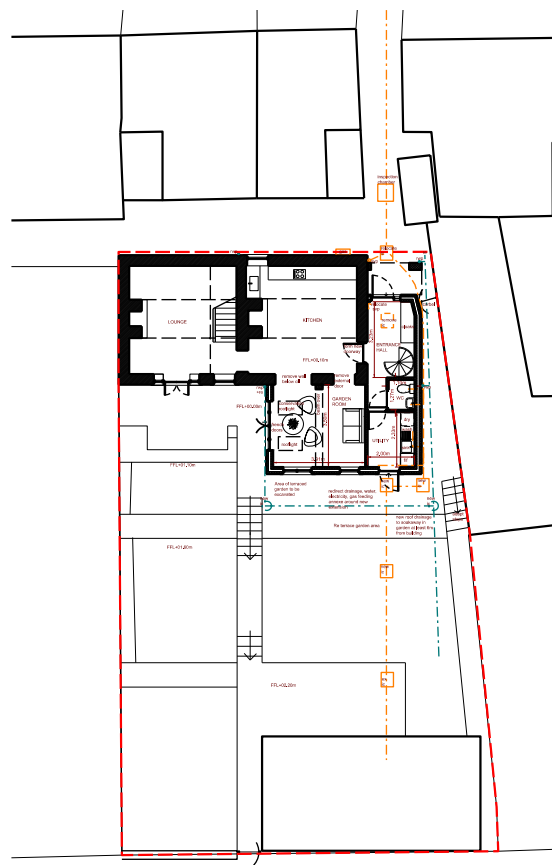
The extension will add a further 51sqm and with adaption to the existing, the house will have in total three double bedrooms, along with an additional bathroom, entrance hall, utility and WC and a garden room.

The annexe is not affected by the proposals and will remain as a guest annexe.

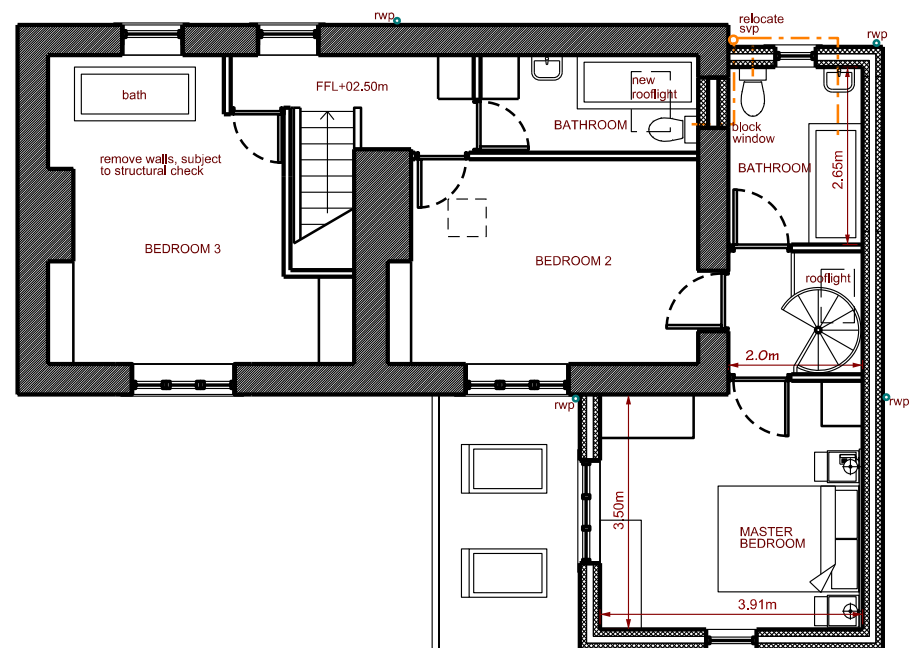
Only 27% of the site area will be covered by buildings, the extension will be a 56% increase in area over the original dwelling.



Ground Floor Plan



The Site Layout



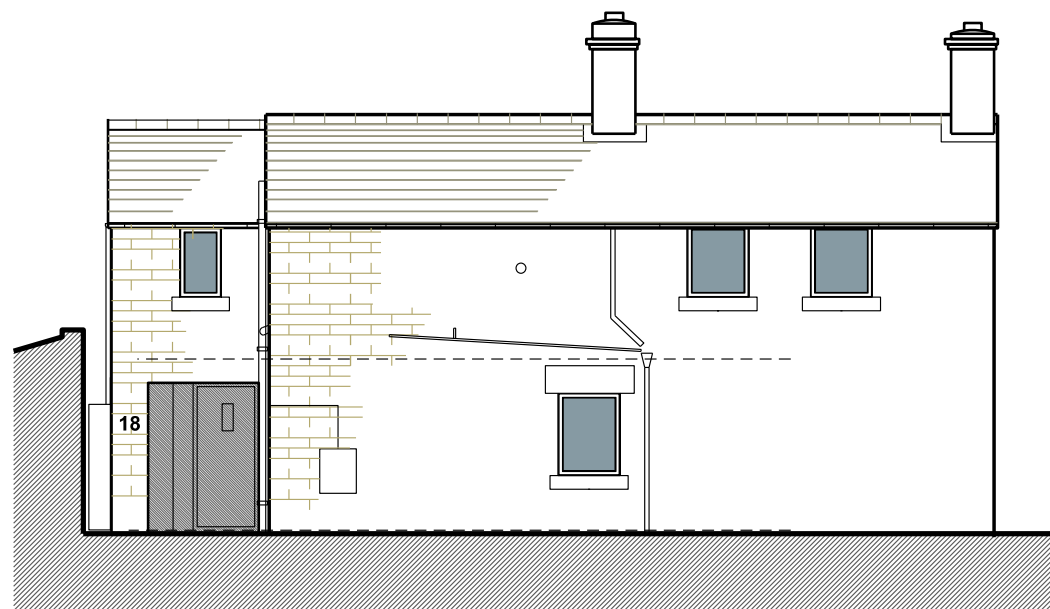
First Floor Plan

Design: Scale

The ridge and eaves heights of the extension are no higher than the existing house and proportions are designed to match and remain in keeping.

The extension is subservient to the original house in terms of scale.

It should also be taken into account that the building has no roadside elevation and is seen only from the Spencer's Arms car park and orchard area to the rear and that the extension is set low in the site.



North Elevation



South Elevation

Design: Appearance

The extension is designed to match the appearance and detailing of the existing building as closely as possible. The coursed (varying courses) sandstone will be matched as closely as possible with an aged or reclaimed stone (although the existing is highly weathered in places and a perfect match will not be possible), the new roof will use an artificial stone slate to match in with the existing. The stone window cills and headers will be copied as closely as possible. New white painted timber windows and doors as close a match as possible to the existing given modern regulations. Black PVC gutters and pipes matching the existing. No fascia's and soffits to match the eaves detail of the existing along with a neat pointed verge.



Garden Side



View from Darton Road



Garden Side

Access:

There are no alterations to the vehicular access

There is no change to the current parking requirements from the extension

Emergency services access remains unaltered

Refuse & recycling arrangements remain unaltered

Two means of escape are available from all the rooms direct to outside.

Appendix: designSpace portfolio

DSArchitecture are specialists in one off sustainable, contemporary homes, established for four years, our first completed building won the Home Building & Renovating competition for best do it yourself project.

New Dwelling, Rockside Road, 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.



New Dwellings, Racecommon Quarry, Penistone

The two low carbon dwellings curve and slice into the hillside, covered in an intensive green roof they can not be seen from outside this old quarry in the Sheffield green belt. The one long curving south facing elevation uses a canted section to bring light deep into the dwelling and assist natural ventilation while framing the views of the wildlife on the man made lake. The two buildings are truly unique to their setting and connected to their landscape.



New Dwelling, St Johns Drive, Grantham

Taking on a site with two schemes by other architects already refused planning, required a brave approach; the solution, a stunningly unique eco friendly home. A building of three parts; two curved sedum planted roofs, slicing into a central 'modernist' box reduced the apparent scale that had been the downfall of its predecessors 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.



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Notes.
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.

