

Design and Access; Flood Risk and Heritage Statements

Site Address:

Nine Hole Cottage
Dean Head Farm
Snowden Hill
Oxspring
SHEFFIELD
S36 8YR

Author:

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(Revised 12th April)



Design and Access Statement

The proposal:

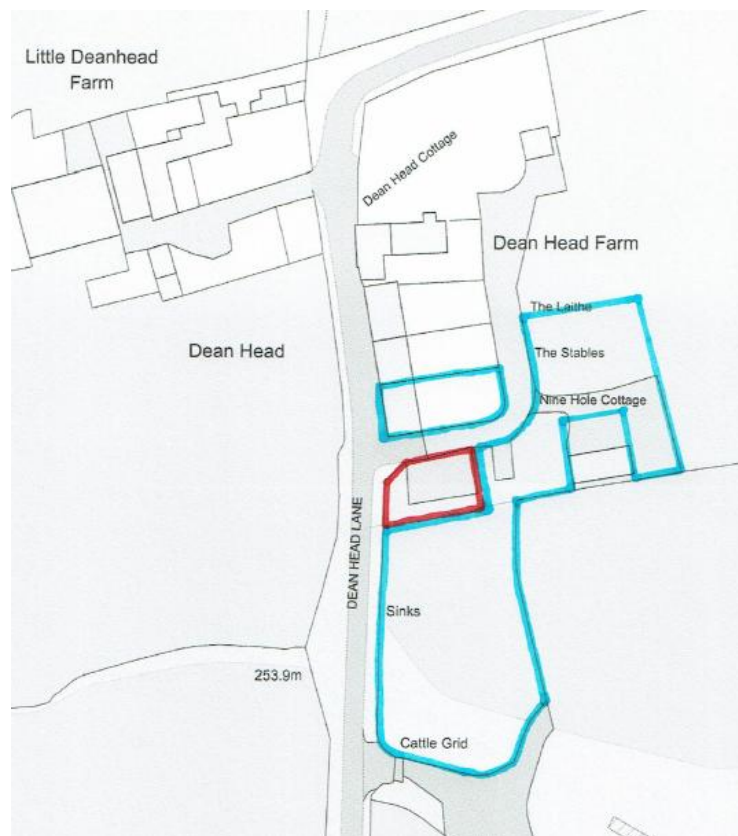
To convert the current garage/workshop to additional annex accommodation for Nine Hole Cottage.

Context:

Physical

Nine Hole Cottage is the first of the properties heading North, along Dean Head Lane from Hunshelf Hall Lane, close to the trough of the lane where Dean Brook flows. The cartilage of Nine Hole Cottage is split into two parts one part, divided by the access drive to the Dean Head Farm. Nine Hole Cottage comprises the cottage that is attached to 'The Stable', which is grade II listed, and the garage/workshop is detached and separated by the access drive to Dean Head Farm.

There are two main complexes of buildings in this isolated area, Little Dean Head Farm complex on the opposite side of the road and Dean Head Farm, which is comprised of: Dean Head Cottage; Little Laith: The Stables and Nine Hole Cottage.



The buildings here are largely natural coursed stone built with openings, mostly, framed with flush stone or reconstituted stone head, cill and jambs with timber windows and doors. The roofs tend to be natural stone or composite imitation.

Social

No undue affect or impact on this area

Economic

The proposal will have no impact.

Policy

- Policy GD1 General Development
- Policy D1 High Quality Design and Place Making
- Policy LC1 Landscape Character
- Policy HE1 The Historic Environment
- Policy HE2 Heritage Statements and general application procedures
- Policy HE3 Developments affecting Historic Buildings
- Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt
- Policy GB3 Changes of use in the Green Belt

Involvement:

Initially pre-application advice was sought with Barnsley Council to extend and convert the building to a detached house. This was seen to be too impactful on the Green Belt and potentially detrimental to the listed buildings of the complex

Evaluation:

Policy

- No adverse effect on living conditions of existing residents amenity of existing and future residence; is compatible with neighbouring land and do not prejudice the current and future use; does not affect the potential development of the wider area and does not affect access to other land; no impact on landscaping other than the removal of a section of laurel hedging which is a non indicative species in this area; no impact on natural
- The alterations are high quality design and respect and reflect the existing properties.
- Little impact on landscape character
- No impact or harm to the historic environment
- The proposals are sympathetic to its setting and the listing and are designed to ensure the longevity of the existing building.

- The proposals are appropriate for the setting and the alterations do not have a harmful impact on the green belt and are of a high quality design and respect the character of existing buildings
- The alteration is the same size as the current building and the building is structurally sound and is of a high standard and there is no replacement building proposed.
- Annex is single storey and has no more than 3 rooms, with only one being a bedroom and is in close proximity to the host dwelling. As it is not a proposed new building the relevance of location is disregarded.

Neighbors' concerns

None

Flood Risk

Not applicable, Dean Brook is the nearest source of flooding and is of no threat to Nine Hole Cottage.

The design component in more detail:

Use:

The land is domestic and will remain domestic residential. The proposal is to convert the building to become solely annex accommodation to Nine Hole Cottage. The accommodation will become flexible living accommodation with a dedicated bedroom/office, separate bathroom and living space that will be used as music room (the daughter has a full drum kit)/gym and or living space. The applicant love their house and intend to stay for many years but both applicants have aging parents who may need care in the next few year, they have siblings and their families that visit from abroad one a year for a month at a time and finally the applicants are young and have two children but may have more in the future and they wish to support their children through to adulthood, which would include an element of living at home but independently. The building itself is connected to the domestic services of Nine Hole Cottage and is in no way intended to be separated from the property

Amount:

There is no increase in buildings so the amount stays static. However it does provide additional domestic space

Layout:

Scale –

Not affected

Landscaping:

There will be no change to the landscaping and the space will be used for domestic purposes, gardening and parking of vehicles.

Appearance:

The first aspect of the proposal is the alterations to Nine Hole Cottage. These alterations include windows and doors to be in the same aluminium framed (see appendix 1) powder coated finish RAL P7032M (see appendix 2):

- *Changing the roller shutter door to two large panes of glass with one slider.*
- *Changing the stable door to a window*
- *A roof window was originally approved but was not put in however a roof window would now be inserted. This would be a Conservation roof window with central dividing bar.*
- *Addition of a small window to the southerly elevation.*
- *Addition of a flue for a wood burner, this will pass through the roof and terminate 600mm above the existing ridge and will be black (see appendix 3)*

Designing out Crime and Anti-Social Behaviour:

No alterations are being made to affect or increase the risks of crime or anti social behavior.

Access Component:

Not applicable

Flood Risk Statement

Although there is no direct risk to Nine Hole Cottage (see Appendix 4) the proposals ensure there is no adverse affect by utilizing permeable surfaces and soakaway for roof water

Heritage Statement

Summary

This report details archaeology, trees and buildings of interest and discusses the proposed development and its impact. Overall the adjustments, additions are minor and have a very limited impact on the Green Belt and indeed on any buildings of interest.

Introduction

Nine Hole Cottage was originally part of Dean Head Farm. In the 1990's the farm was given up and a large amount of farm buildings removed.

Site Location

Nine Hole Cottage is the first of the properties heading North, along Dean Head Lane from Hunshelf Hall Lane, close to the trough of the lane where Dean Brook flows. There are two complexes of buildings in this isolated area, Little Dean Head Farm complex on the opposite side of the road and Dean Head Farm, which is comprised of: Dean Head Cottage; Little Laith: The Stables and Nine Hole Cottage.

Relative Significance

Trees

No trees close by or in the proximity that are of significance.

Archaeology

None in this area

Buildings of Significance

The Laithe The Stables and Nine Hole Cottage were first listed in 1970 and amended in 1986 and are Grade 2 listed, ref: 1287074. However Nine hole cottage is a later addition and is 'not of special interest', according to the listing statement. It appears that the areas of interest are principally the timber structure inside the Laithe and Stables. The Laithe and The Stables were significantly adjusted externally with walls being rebuilt and new reconstituted stone cills, heads and jambs used round openings. The roof was also re-covered with a new, none stone alternative.

As Nine Hole Cottage was a newer addition to the barn complex and is not really a building of significance and the garage/workshop are new and are sympathetic to its setting but are detached from the listed elements.

Development Proposals

Converting the garage/workshop to annexed living accommodation

Assessment of Impact

Being separated and stand alone from the main complex of buildings and with the minimal nature of the alterations to the envelope to create the accommodation there is very little impact on the listed buildings. Also as the building is used on a daily basis by

the occupants of Nine Hole Cottage there would be no significant increase in the comings and goings of everyday life.

Appendix 1

Examples of Bison Aluminium Sliding Door and Windows

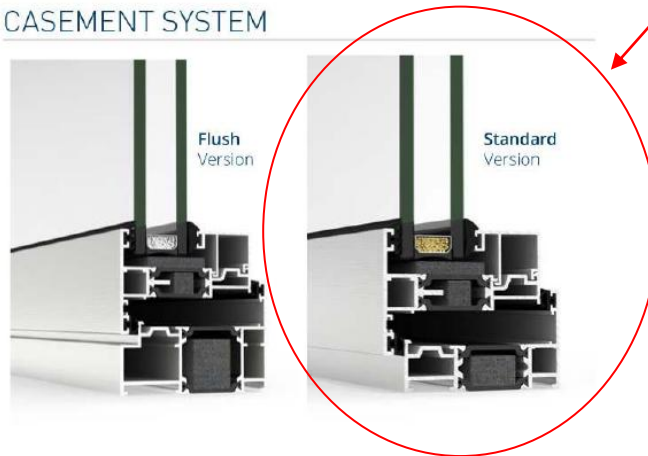
BISON DESIGNER ALUMINIUM

LIFT & SLIDE / STANDARD SLIDE



BISON DESIGNER ALUMINIUM

CASEMENT SYSTEM



Chosen Styles

Appendix 2



RAL P7032M

Appendix 3

Example of Flue to Wood Burner



Appendix 4

