

March 2016

Design & Access Statement

Cubley Hall Farm, Mortimer Road, Cubley, Sheffield. S36 9DF



1.1.The Site & Surrounding

The site is located on Mortimer Road, near Cubley, it is within the Barnsley Green Belt and within good travelling distance of the market town of Penistone with its many facilities and commutable distance of Sheffield and Leeds.

There is a wide gated access off Mortimer Road with good visibility in both directions. The property has a good sized drive to the roadside and garden to the rear, along with fields to the north, south and west giving a total ownership of over 1.6 hectares

The properties is surrounded by agricultural land and has no neighbouring properties that may be affected by any development.

The existing house is a four bedroom stone built property, essentially a bungalow but with accommodation in the roof. The property has a footprint of 151sqm (excluding attached garage) and an internal floor area over two floors of 177sqm along with an attached double garage with a footprint of 40sqm.



Aerial View

1.2. Planning Policy & Consultation

BMBC planning policy allows for extensions of up to 100% of the footprint of the original house within the Barnsley green belt, any extensions should be subservient to the original house and if a side extension it should incorporate a setback. Ridge and eaves heights should be no higher than the original. Materials should be matching or in keeping with the area.

The applicant consulted with planning officer Laura Bibby at an early stage in the design, who gave the advice as mentioned above which has been adhered to in the final design.

2.1. Use & Amount

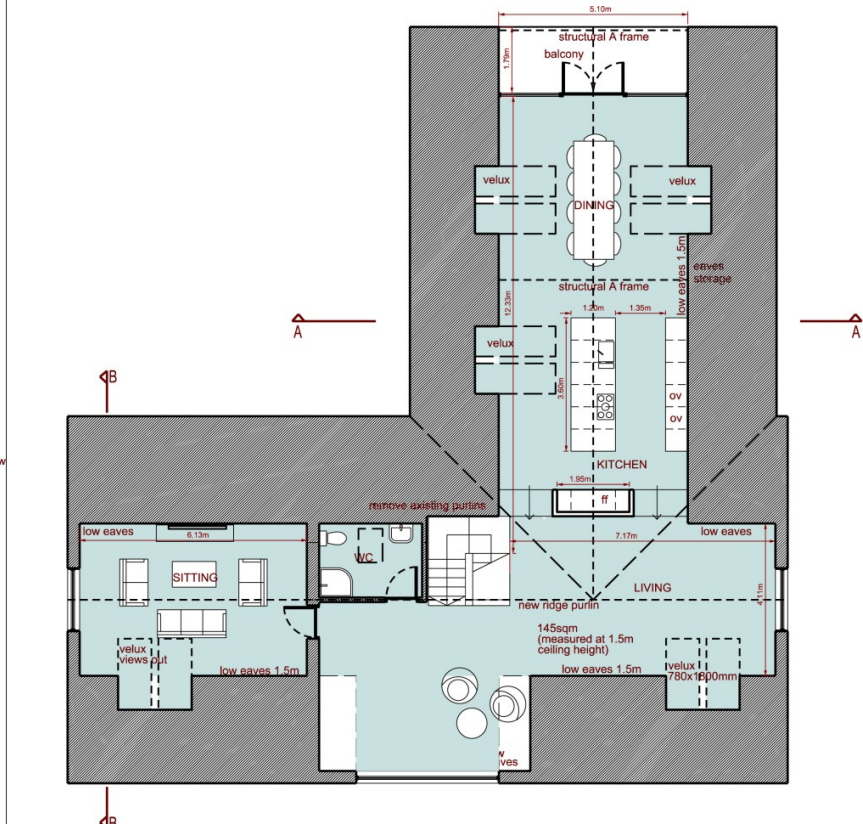
The proposal is to extend the footprint of the property by nearly 100% of the original floor area (not including garage but including the utility area) giving a total footprint of 296sqm. This is achieved through a rear infill extension and a larger rear extension which forms an L shape. There are no side or front extensions.

The existing attached garage will be demolished to be replaced by a detached pitched roof garage of the same footprint.

The extension will be primarily single storey but with accommodation in the roof, as the existing. This will provide a total of 410sqm of accommodation (room in roof measured at 1.5m height). The design maximises living space without increasing ridge or eaves heights by dropping the floor level of the extension and through the clever use of the roof space.



Ground Floor Plan Proposed



First Floor Plan Proposed

2.2. Scale & Appearance

The proposal works with the scale of the existing building by maintaining the existing ridge and eaves height.

No extension is forward of the existing roadside elevation.

The principle elevation currently lacks an identity with a mish-mash of windows and doors; it is asymmetrical and not of a quality befitting its unique setting. The proposal plays a few carefully considered design elements to enhance this elevation; firstly the attached flat roofed garage is demolished and rebuilt as a traditional pitched roof detached garage away from the house, this instantly gives the house room to breathe. Secondly by infilling the area to the rear of the existing utility room the roofline is consolidated creating a much more pleasing proportion to the principle elevation. Finally by forming a dramatic curved roof that mimics the rolling countryside the building is given a unique identity that also takes advantage of the magnificent views while not increasing the height or scale of the existing building and so maintaining the planning principles.

As the existing stonework is of a poor quality it is intended that the existing is reskinned in a new coursed stone, this will also avoid any unsightly joins between old and new and create a harmonious building.

The existing large overhangs to front and rear and the raked rear walls will be removed as part of the proposal.

Large areas of glazing and the enclosed balcony to the rear maximise views of the open countryside.

Stone walls will be a high quality coursed sandstone from a local quarry, roofing tiles will be a small format grey tile, soffits and fascia's will be in black PVCu.

The principle is to enhance the existing building to form a stone built house of a high quality befitting its countryside setting while remaining within the planning guidelines for this type of development.



Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

3.1. Access & Sustainability

No alteration to the highways access is proposed

There is sufficient off street parking for the increased property size.

No trees are affected by the proposal

Emergency services can gain access to the property from Mortimer Road

Refuse & recycling area will remain as the existing.

The property will utilise the existing septic tank which has sufficient space capacity fro the increased property size

Surface water will be dealt with on site with soakaways.

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

4.1. Contact

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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.



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, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility.



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.