

Design Statement

April 2026

Address:

Crabtree Arena, Firs Lane, Hoylandswaine, Barnsley, S36 7JG

Introduction

This statement supports the planning application for a proposed single storey extension to existing detached house. It explains the design rationale and how the proposal responds to its context.

Site Context

The host property is a two-storey detached residential dwelling (previous converted barn) refurbished approximately 15 years ago. It is located within an area of stable blocks and associated detached barns that have been used for equestrian and associated purposes including farriery occupations. The site is within an area of Green Belt in a rural setting and is accessed directly from Firs Lane in Hoylandswaine.

Design Principles

Context

The proposals are primarily to create extended family space with a much natural light as possible and deliberately orientated towards open yard area. The orientation is not south facing and it is hoped that this space compensates for lack of direct sun light providing a naturally light area for family use.

Scale & Massing

The single storey extension is minimal in scale and proportionate to the original building. It has mono pitch roof and fairly low eaves height to maintain a snug/low impact appearance.

External Materials

The materials used for roof and low walls will match the existing building. Natural slates to roof and natural stone to low walls with similar ashlar detailing to form a cill for the oak frame. The glazed oak frame and hardwood glazed doors will match the existing hardwood windows and doors.

Form & Appearance

The overall appearance is intended to harmonise with the existing building using similar roof form and incorporating an oak frame to the three sides built over low height stone walls allowing views across open yard area.

Sustainability

High-performance glazing and improved thermal fabric (external glazing/low walls/roof) insulation to reduce energy use.

Access

Pedestrian Access: No changes to the existing front entrance.

Inclusive Design: Level threshold at the rear doors for step-free access to hardstanding area to house.

Parking

Parking arrangements remain unaffected within areas of hardstanding/yard area that surround the existing house.