



Design Statement for 40 Cooper Lane, Holylandswaine

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Introduction

The aims of this statement are to ensure design is integral to the proposed renovation. The content of the design statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

- Assessment
- Involvement
- Evaluation
- Design

The Design statement should also address the following factors:

- Use
- Layout
- Scale
- Landscaping
- Appearance

Site Analysis



40 Cooper Lane, Holylandswaine



Site Address

40 Cooper Lane, Holylandswaine

Context & Constraints.

The proposed renovation site is situated in the village of Holylandswaine part of the metropolitan borough of Barnsley with excellent transport links to Sheffield, Huddersfield, Manchester and Leeds.

In terms of the existing urban structure the local area is characterised by a collection of differing housing styles of varying age. Diverse elevational styles make the most of this scenic lane and rural setting. These different styles have been taken into consideration when deciding on the elevational treatment and material choices.

Public views and of the development need careful consideration to maximise opportunities.

Elevation considerations are required with regards to adding sympathetic architectural value to the development aspects, corresponding with Cooper Lane.

There is a good opportunity to retain both a visual and physical connection to the neighbouring dwellings on both Cooper Lane. Trees and hedges and site boundary treatments need respecting and retaining where suitable to aid the reintegration of the sympathetic renovation with the existing community.

The existing building takes the form of a split level bungalow and sits approximately 800mm below existing road level on Cooper Lane and 1100mm below the finished floor level of its adjacent neighbour at 38 Cooper Lane.

Site Analysis

Access

Vehicular & pedestrian Access

Access to the application site by car is provided via Barnsley Road (A628) which has excellent links to Penistone and Barnsley.

The pedestrian links to the proposed site follow the access roads in the form of an existing footpath network.

Approx 5.5 Miles from Barnsley Town Centre.

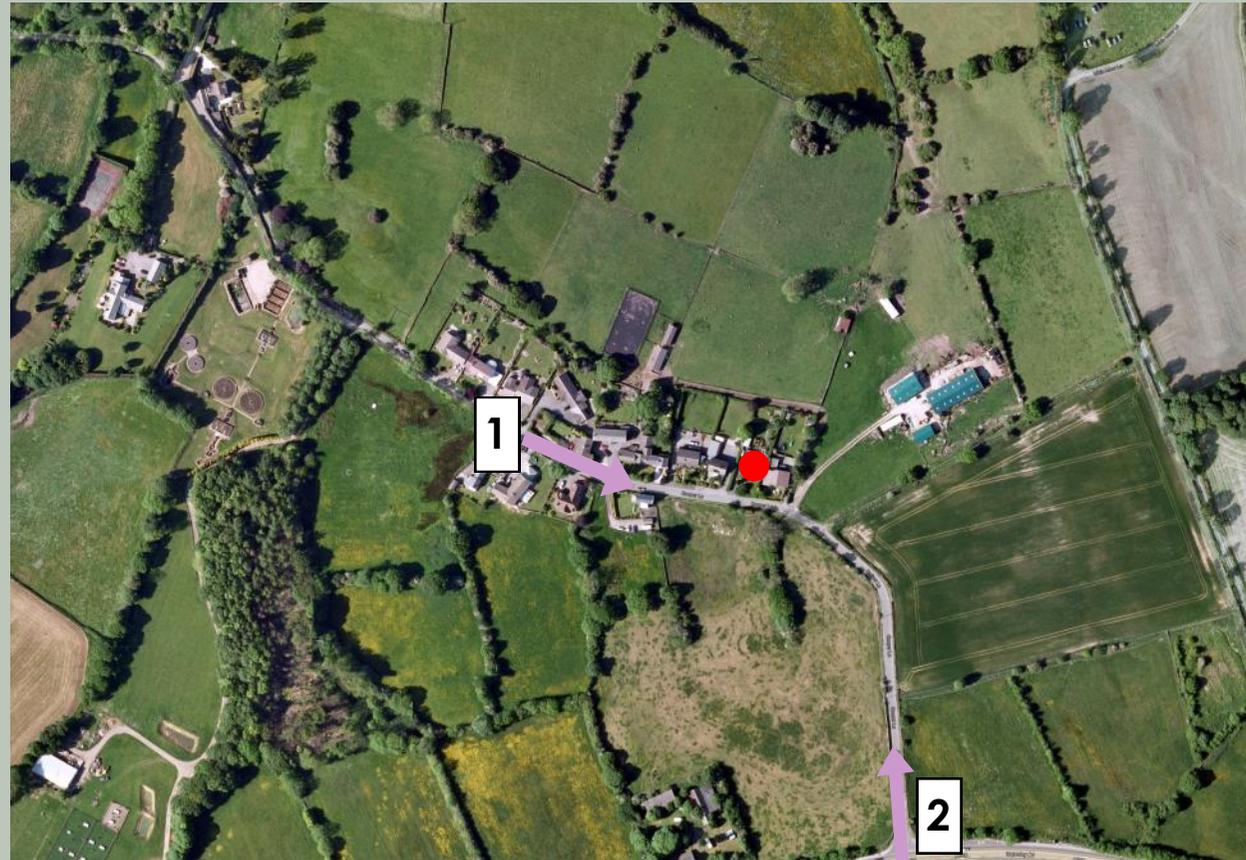
Landscape features

The development as it stands is a bungalow situated on a fairly steep gradient. The setting of the existing bungalow is semi rural

Railways

Approx 3.1 Miles from Penistone Railway station

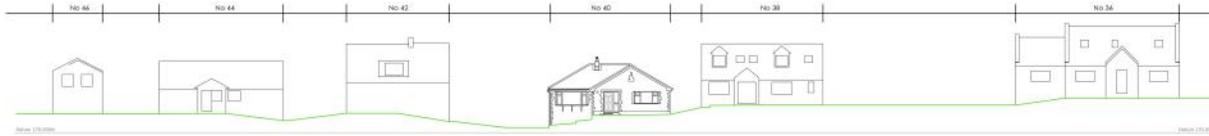
Approx 2.1 miles from Silkstone Common Railway station



Site Analysis



Mr & Mrs Davis. No 40 Cooper Lane. Barnsley.



Existing Street Section Cooper Lane.

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Existing Site Layout.

Designers of the Built Environment

Scale: 1:250 (S1)
Date: 22/10/15
Dwg No: *



Client: Mr & Mrs Davis
Site: No 40 Cooper Lane
Plan: Existing Site Layout



Site Analysis



Photographic Locational Context

Existing houses situated on Cooper Lane are made up of detached and semi-detached dwellings. These are a mixture of bungalows and 2 storey developments. The materials pallet on Cooper Lane consists of a diverse range. These materials being; Stone, Render, Brick and some Timber cladding. Window sets are a mixture of bays and simple styles again made up of a range of colours to compliment the elevation of each very individual dwelling. There are a couple of existing examples of dwellings being adapted to accommodate the need of more space in the forms of extensions and roof dormers on Cooper Lane.

Recently approved planning consents all offer a bespoke look and vary in material and character.

Design Justification



Front Elevation
1 : 100



Left Side Elevation
1 : 100



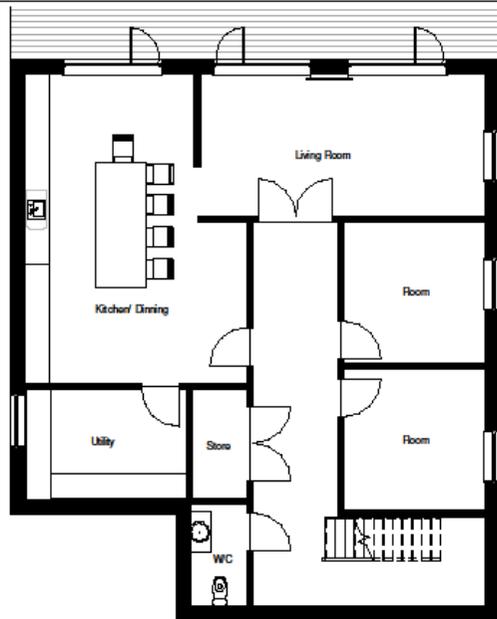
Right Side Elevation
1 : 100



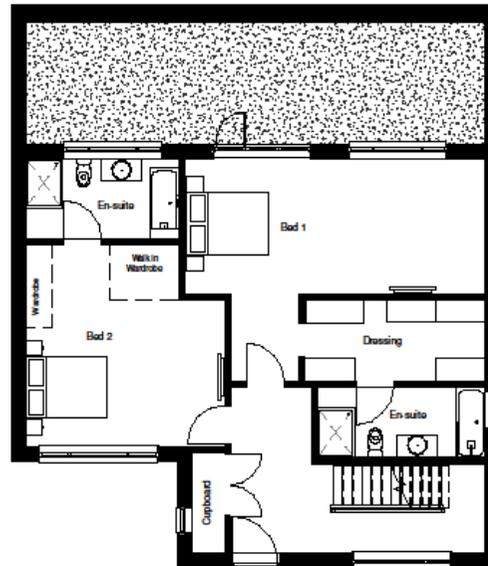
Rear Elevation
1 : 100

DEVELOPMENT SITE: 40 Cooper Lane, Hoylandswaine			
Plot: Planning			
NO	DATE	BY	APPROVED BY
 Knapton & Knapton Ltd			
DATE: 24-12-2015	SCALE @ A3: 1 : 100	DRAWN BY: SS	
DRAW TITLE: Proposed Elevations			
HOUSE TYPE:			
CONS REFERENCE: N/A			
DRAWING NO: DAV/006			REV:

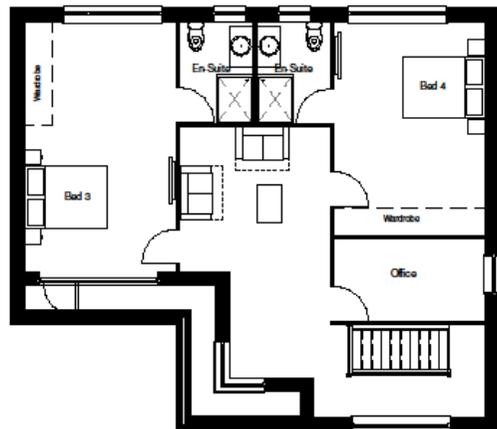
Design Justification



Proposed Lower Ground Floor
1 : 100



Proposed Ground Floor
1 : 100



Proposed First Floor
1 : 100

DEVELOPMENT SITE: 40 Cooper Lane, Hoylandswaine			
Title: Planning			
 Knapton & Knapton Ltd			
DATE: 10/02/15	SCALE & A2: 1 : 100	DRAWN BY: SS	
DRAWN FILE: Proposed Floor Plans			
HOUSE TYPE:			
COORD REFERENCE:			
DRAWN BY: DAV/005			REV:

Design Justification

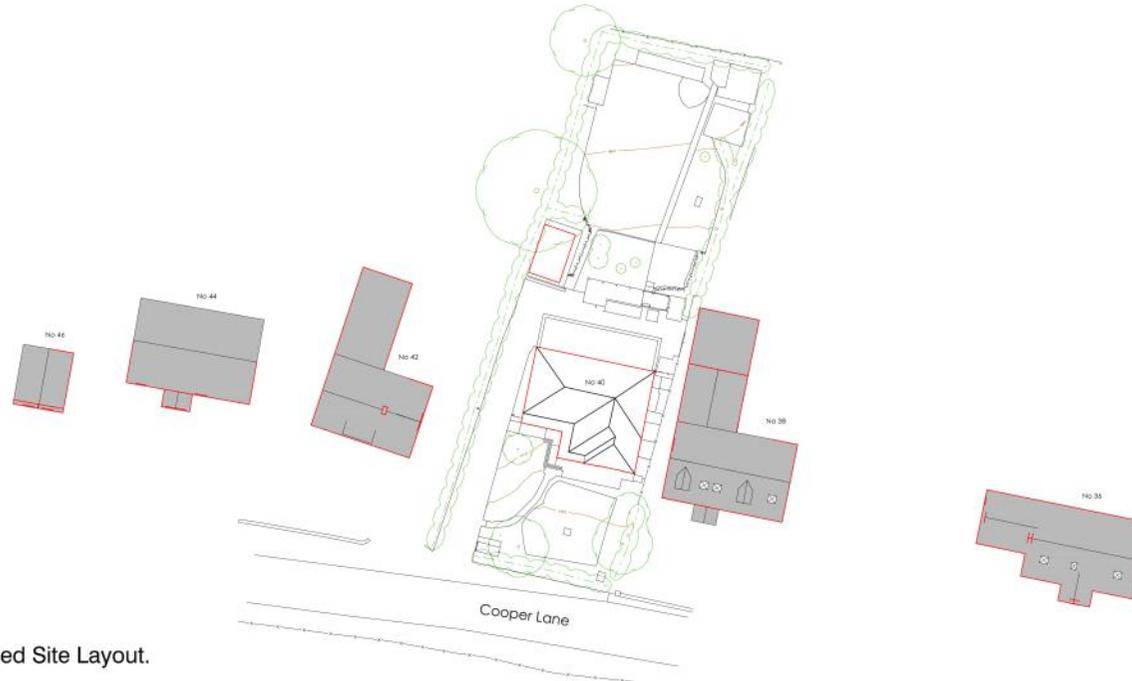


Mr & Mrs Davis. No 40 Cooper Lane. Barnsley.



Proposed Street Section Cooper Lane.

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Proposed Site Layout.

Designers of the Built Environment

Scale: 1:200 (A1)
Date: 22/10/19
Dwg No:



Client: Mr & Mrs Davis
Site: No 40 Cooper Lane
Plan: Proposed Site Layout



Design Justification



Character

The proposed scheme for the residential refurbishment intends to pay tribute to the existing demonstration of elevational treatments in the surrounding area whilst creating an individual identity for the proposed development. The design objectives and prompts are set out in this section along with a justification for each design solution adopted; illustrating how each objective will be achieved.

Consider the site's landform and character when designing proposed elevations

Acknowledging local building forms, materials and patterns is important.

The use of local materials, building methods and details is a major factor in enhancing local distinctiveness.

The scale and massing height of the proposed development should be considered in relation to that of surrounding buildings, the topography, general pattern of heights in the area, views and landmarks.

A clear design response has been made to the proposed frontages. The frontal elevation corresponds to its individual setting, whilst making the most of the steep gradient of the site. The built form will directly reflect the range observed in the local area, giving a 2 storey front elevation that sits comfortably within the existing street scene on Cooper Lane .

Before any design features were decided upon for the proposed development, the surrounding area; elevational styles and materials have been taken into consideration. Elevational details have been designed to reference, complement and improve the local vernacular. The Proposed design also ensures that the individual dwelling retains its own identity among the other individual houses in the neighbouring area whilst complimenting a strong street scene.

6. Summary

We believe that the proposed scheme represents a high quality scheme both in design and planning terms, and will respectfully respond to the already strong and diverse street scene on Cooper Lane.

It has been designed in accordance with national and local planning policies and best design practice guidance.

Overall, a high quality design is proposed which provides flexible and sustainable accommodation for future occupiers. The proposal will complement the character of the area by improving the appearance of the existing.

In summary, it is considered that the proposed development is appropriate and would be complimentary to the character of the surrounding areas.

Discussions have been held with the residents of both 38 and 42 Cooper Lane and there are no objections to the proposals.



Thank you.



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