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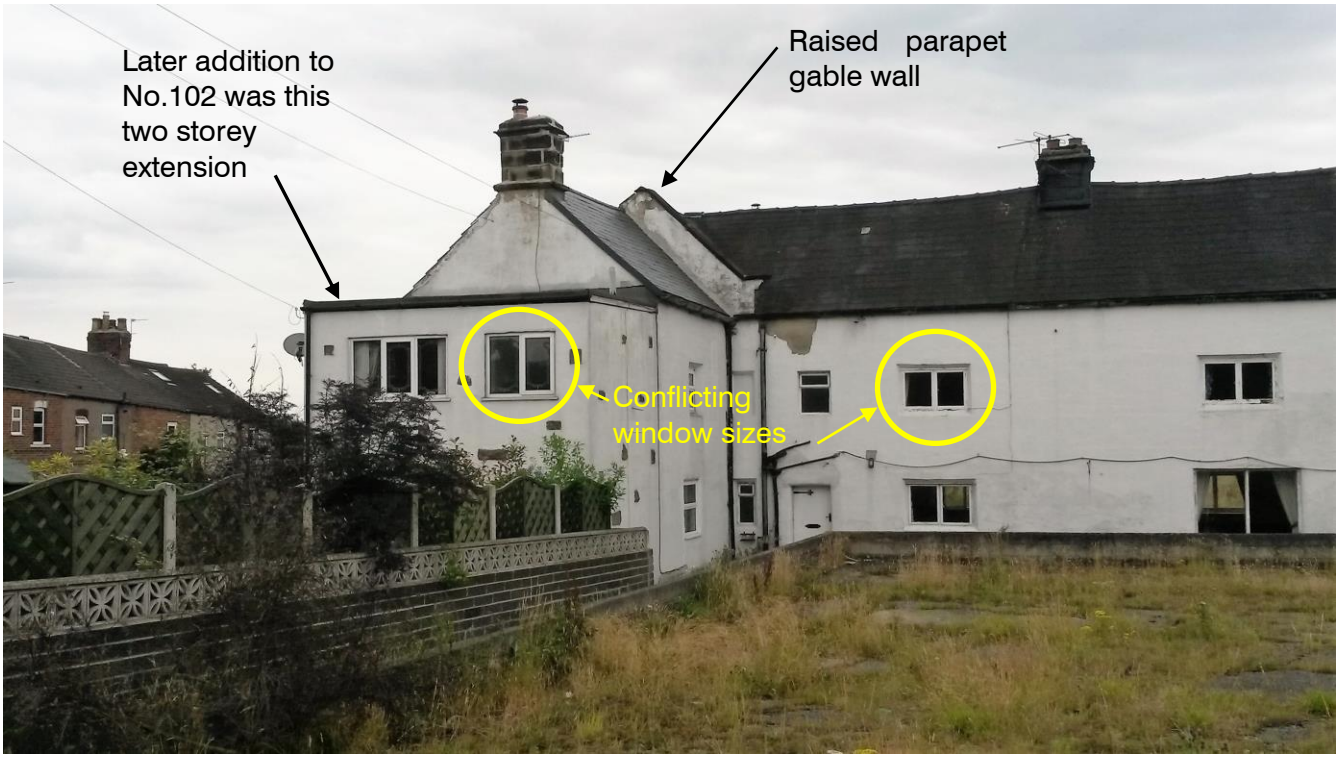
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DESIGN AND ACCESS STATEMENT FOR PROPOSED FRONT EXTENSION AND NEW ROOF TO PREVIOUS FLAT ROOF EXTENSION, 102 HIGH STREET ROYSTON, BARNSLEY, SOUTH YORKSHIRE, S71 4RN

SITE ASSESSMENT:

The building is located in the village of Royston off the main High Street that runs through the centre of Royston. The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special historic and architectural interest. It was listed on the 13th of January 1986, a date that presumably post-dates the 20th century additions and alterations described in the list description. The very noticeable later additions are the flat roofed two storey roadside extension that projects to the north of 102 High Street. The main core of this historic building appears to have been an L shaped farmhouse of 17th century age which was later extending to the north with a slightly lower break at the ridge. This historic extension was further extending sometime in the in the 20th century and incorporates No.102 in its entirety. It can been seen on the photos below the later additions and the disjointed look on the front elevation with the existing raised parapet gable wall where it fronts No.102 and how the windows are oversized and don't really fit within the context of the Farmhouse.



PROPOSAL:

The initial proposals was for a porch at the front of the property to help give the front facade some purpose and character, as the flat roofed extension somewhat alienated the look from the road. However the proposed porch would have slightly achieved this but overall the purpose of the porch would have be to use as main entrance, due to the existing front door not really being used made this insignificant. This led to focusing on the current layout and it highlighted were improvements could be made. The general feeling was that the proportion of the kitchen was not in balance with the rest of the downstairs room sizes and was felt to be dark oppressive with the small window at the end of a narrow shaped room. It was agreed that by moving the existing kitchen to where the existing living room is currently located in the two storey flat roofed extension and adding a new single storey

extension to accommodate the new living room on the front elevation would create a linear wing mirroring the opposite side of that at No.100 and forming a proportional “T” shape off the main Farmhouse. The new single storey extension would then have a matching pitched roof covered in a natural slate and white rendered walls. Whilst this was a positive improvement to this Listed Building the “Flat Roofed” element is still visible and the obvious weakness. It was agreed with the Conservation Officer and Planning Officer that by removing the flat roof and applying a new pitched roof to match the existing building would be more sympathetic and enhance the new single storey extension. In order for the new pitch roof to flow and not to conflict with the existing roof tiles, then a a separation drop down of roof line from the existing gable would be implement.

CONSULTATION:

The neighbours to the rear at No.100 have been approached and the proposals were discussed but the Farmhouse is unoccupied and was not contactable.
Barnsley Planning was consulted with through the design and a pre planning enquiry was made, Ref: 2015\ENQ\00510. Sketch designs were sent and discussed prior to this submission and was considered as a valid submission.

DESIGN:

The overall design was kept in proportion to the later additions but reduced to a single story height with the added feature of a chimney mimicking the principle entrance/dining room chimney on the main house.
With the ample front garden this allows for this expansion of the new living room extension without an overbearing feel. With the orientation of the building only having the eastern and northern sources of natural light, it was discussed to have French doors and a new window in the new kitchen to allow some natural light, as the old front door and window would be removed because of the new extension. French doors would then open onto the eastern side, providing eastern morning light into the living room and new kitchen.
Compromises had to be made to the existing flat roofed extensions higher level front facing windows which serve the bedroom and bathroom, due to the new extensions roof pitch. These would be replaced with smaller windows, which is more in keeping with a Farmhouse and cottage feel. With the reduction of light in the front bedroom, then a new window would added to the eastern elevation and staggered to the that of the new kitchen window below, this follows the same window placement sequence on this elevation.



In order to bring some of the character of the main house listing into the new extension, it was decided to have King Post Trusses which are to be exposed, creating a greater sense of space and light, which provides the opportunity to have higher level windows on the gable; this would maximize the amount of light in this room due to not having windows on the west elevation which would have faced directly onto the Farmhouse land, therefore upholding their privacy. There were discussions on the windows and doors on the new extension, with the view of having them in oak, but in order to keep the cost down a compromise was agreed to having them in a good quality double glazed uPVC with the oak colour and grain texture finish.

ACCESS:

There is currently a footpath that leads to the existing front door, this would also be reimplemented with a smaller path to provide access to clean windows and give a break between the garden area and new single storey building. No changes in the parking and movement to and from the property.

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LANDSCAPING:

The garden would basically stay in the same format with the added steps in front of the French doors
Which lend itself nicely to having a seated patio area.

APPEARANCE:

The overall look of the new extension and new roof blends in with existing Farmhouse perfectly with a fresher, cleaner look and would eradicate the unsympathetic later addition.

North Eastern Elevation





North Western Elevation



