

**PROPOSED NEW FRONT PORTICO
THE GROVE, GREEN ROAD, PENISTONE**

**Design and Access Statement in support of
Planning Application**



architechnic consultancy

87 TEMPLEGATE AVENUE, LEEDS LS15 0HL

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Proposed new front portico to " The Grove ", Green Lane, Penistone for Mr & Mrs N Andrew

Design and Access Statement

22 September 2014

1.0 INTRODUCTION

Architechnic Consultancy is appointed by clients to design a new portico to the front elevation of a private dwelling and submit an application for planning consent.

In accordance with National and Local Planning Policy planning applications within a Conservation Area are required to be supported by a Design and Access Statement to demonstrate the design processes that have been adopted to achieve the appropriate architectural solution to design and maintain the character of the established settlement.

The property is situated in the Pennine town of Penistone to the West of Barnsley off the major A628 trunk route towards Manchester. The settlement dates back to 1066 and is referenced in the Domesday Book. It is thought to be the highest level Market Town in England and its importance as an area of commerce was established with the railway link formed in 1845. The town is typified by stone construction properties of differing styles with several pre 19th Century buildings surviving particularly the mediaeval parish church. Fig 1 shows the town of Penistone in context with its surrounding geography.

The application property is a detached private dwelling set within extensive grounds and is further described in following sections. Fig 2 shows the extent of the application site with the location of the property indicated.

2.0 THE SITE IN IT'S CONTEXT

The application site lies at the Southern extremity of the Penistone Conservation Area with access from Green Road approximately 0.6km from the town centre. The topography of the site in which the substantial part is set around the watercourse running East-West and reasonably level is well below the road level on Green Road. The property is set back from the point of entrance from the highway which has a tall gate and entrance walling and as such it cannot be viewed from any point of public access. Fig 3 is a plan of the Conservation Area with the location of the application site indicated.

There is no direct relationship between the application property and any other building within the Conservation Area.

The brief to Architechnic Consultancy was to design a new portico of suitable proportions to enhance the current elevational treatment with a constraint to use the existing stepped base of overall dimensions of 1.8m x 3m. There were no other constraints to the design on the basis that the overall appearance will be in keeping with the architectural style of the existing property.

The brief from our clients provided an opportunity to produce a solution which enhanced the arrival experience for both occupants and visitors which underpinned the historic design of the property without detracting from the simple geometry and dimensions of the elevation and fenestration.

An analysis of the site in terms of its relationship with adjacent properties resulted in the view that as the application property is well concealed by topography, tree growth, distance and orientation, there is no impact of any type on the current amenity of any surrounding property.

There are some established mature trees within the application site but no tree is within an area of influence to the proposed portico location and as such no protection measures are required during construction.

3.0 BRIEF HISTORY OF THE PROPERTY

It is thought that the property dates from around 1707 when it was two small attached dwellings. This was substantially extended in 1830 with the frontage of the property as it currently appears formed. Further alterations and extensions to the rear of the property were undertaken in the 1960s and 1970s.

The applicants acquired the property in 1995 and have undertaken certain repair works to preserve the fabric and appearance of the building including replacement of the render finish to the front elevation which was in a poor state.

At the time of purchase the front entrance had a portico which was removed during the recent repair works to the building. This portico was considered to be out of character having been constructed with standard grp fluted columns and a timber canopy including a dentil course to the fascia. In addition to the inappropriate appearance, the timberwork was in a poor state of repair and the applicants resolved to replace this with a more acceptable structure. Fig 4 appended to this document is a photograph of the property with the former portico in place.

4.0 DESIGN PROCESS

Initial research was undertaken to identify the potential style and size of entrance structures to properties of this status in the late Georgian period. These were predominantly simple extended porticos using stone columns with an entablature above in proportion to that of the main roof. Closed porches were rare and the open portico was in place not only as a means of protection from weather but to draw one's eye to the main entrance door which usually opened into the receiving hall.

It is acknowledged that previous owners of the property had not made best use of the proportions of the entrance door which would have probably had a small glazed fanlight over but now has a structural lintol at door height of approximately 2.1m.

Having decided to provide a replacement portico but of more appropriate style, size and materials, given the constraints on plan size and relationship with ground floor window heads, it was considered appropriate to use a specialist proprietary product and Haddonstone as a recognized market leader in such products was identified as the most suitable.

From their extensive range of standard artstone columns, a simple Tuscan pattern with smooth faces without fluting was considered to be the most appropriate for the period. Using their standard square section plinth block and matching made up cornice above provides an architectural solution which is considered in keeping with 1830 style of the property.

The existing opening forming the front door has no ornamentation and to supplement the stark contrast between the door and frame joinery and the rendered walling, painted timber profiled pilasters will be formed at the reveals with the area of walling above the existing door frame up to the soffit of the portico faced in a profiled painted timber panel to match.

Concealed downlighting will be provided to the soffit of the plaster finish soffit. The roof structure will have a single ply membrane roof with a lead edge to the front face of the top of the cornice. The existing concrete base will be faced with sawn stone flags and risers.

Fig 5 is an extract from the Haddonstone catalogue showing the proposed style of portico as proposed.

5.0 ACCESS PROVISIONS AND USE BY OCCUPIERS

The constraints of using the existing base with its stepped concrete construction does not provide the ideal level access into the front of the property. However this reflects the type of stepped entrance which would have been present if this was part of the original property and it is considered that introducing any form of ramped access would detract for the appearance of the front of the building.

The applicants are content that the absence of a level access at this point on the property will not cause any difficulties with either their beneficial use of the dwelling or that of visitors.

6.0 SUMMARY

The Local Planning Authority should welcome the removal of the previous inappropriate portico structure and the desire of the applicants to replace this with a design which harmonises with the architectural style of the property and in keeping with its period.

The proposed design makes best use of a superior product of appropriate external materials and contributes to the attractive presentation of this period property. Therefore the aims of the Conservation Area status are preserved, albeit the building is wholly concealed from public view.

7.0 ACCOMPANYING DRAWINGS AND PHOTOGRAPHS

Fig 1 Penistone in its geographical location

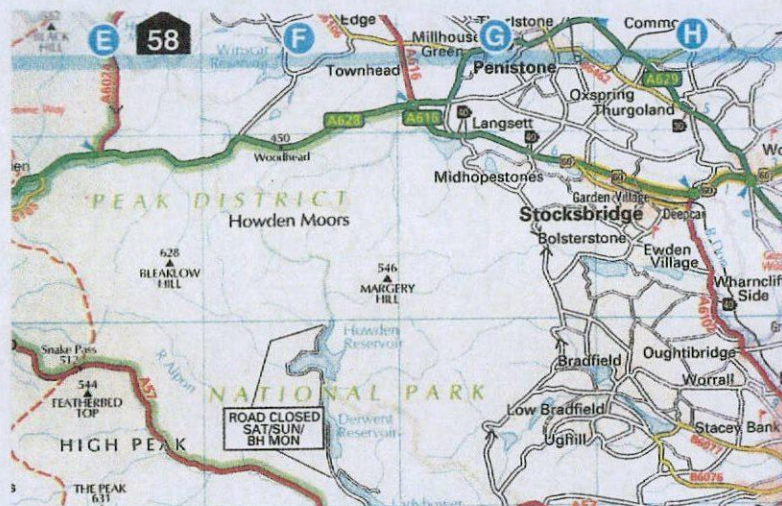


Fig 2 The application site

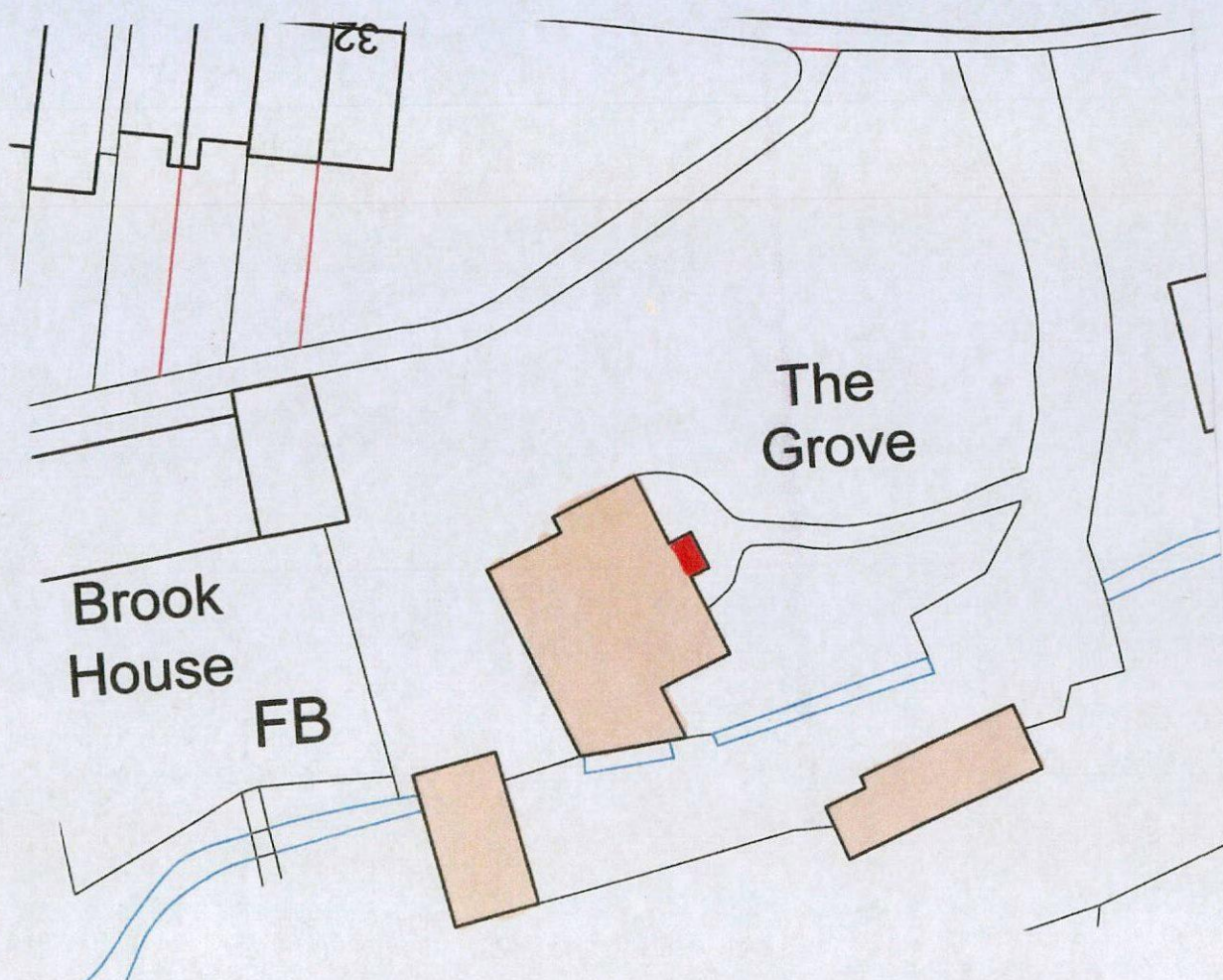


Fig 3 Penistone Conservation Area

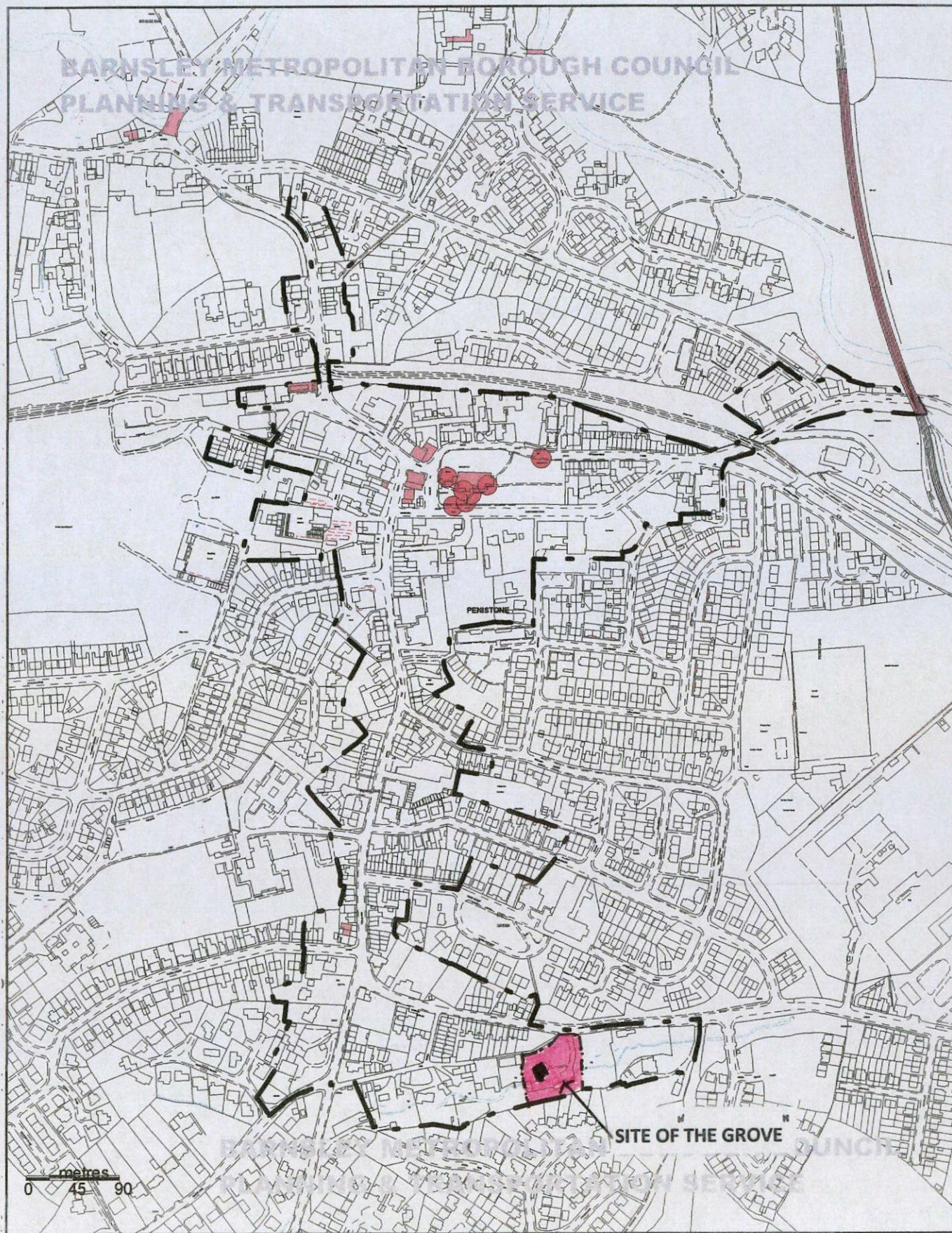
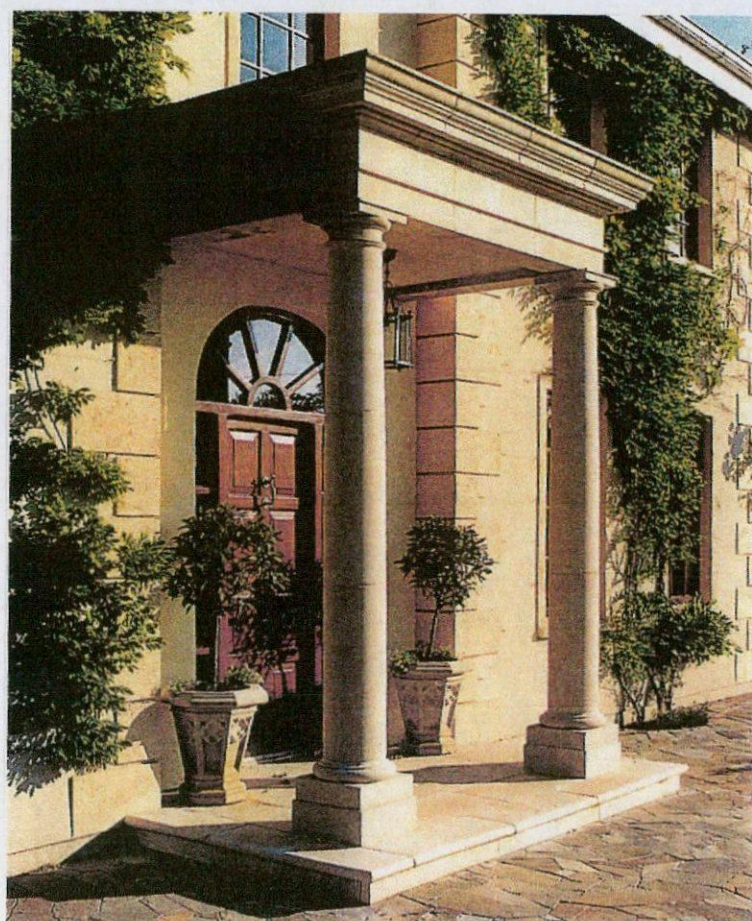
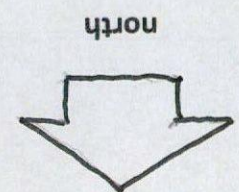


Fig 4 The former portico in position



Fig 5 Extract from Haddonstone Catalogue showing style of portico as proposed





PROPOSED NEW PORTICO

THE GROVE

GREEN ROAD

PENISTONE

S36 6BE

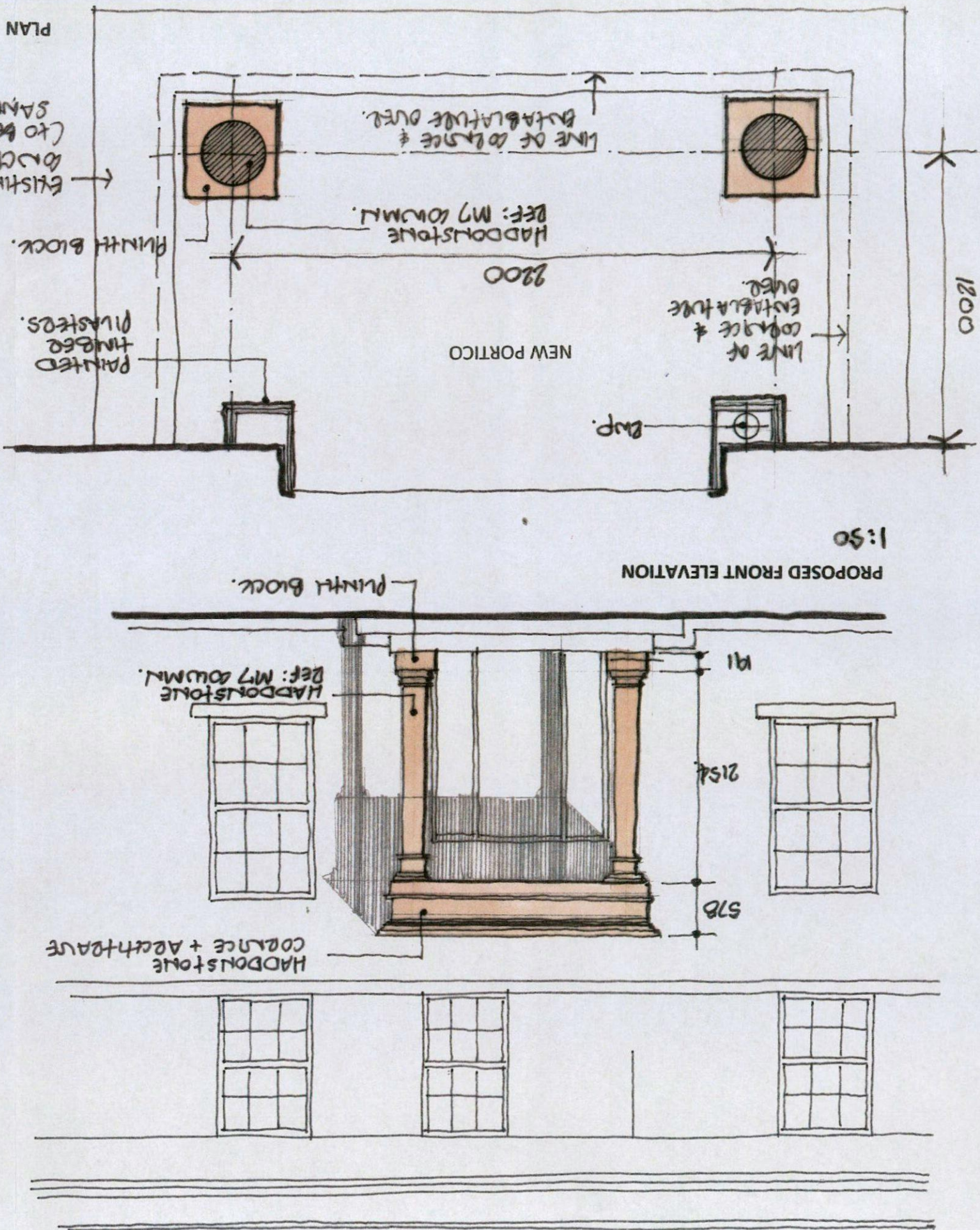
LOCATION PLAN

SCALE 1 : 500 @ A3

DRAWING 14/11/P/001

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PROPOSED NEW FRONT PORTICO, "THE GROVE", GREEN ROAD, PENISTONE



PLAN 1:20

EXISTING CONCRETE BASE (TO BE FACED IN SAUN STONE)

EXISTING CONCRETE BASE FACED IN SAUN STONE

PAINTED TIMBER PILASTERS

PLINTH BLOCK

PAINTED TIMBER PILASTERS

HADDONSTONE CORNICE & ARCHITRAVE

