

Tel_ +44[0]7761 570735

E-Mail_ info@eightonetwo.co.uk

www.eightonetwo.co.uk

Studio A5_ Brooke's Mill_ Armitage Bridge_ Huddersfield_ HD4 7NR

Heritage Statement_

Planning_

Proposed_

External Alterations to front and rear elevations, first floor extension to rear, single storey link walkway to new garage and existing annexe.

Woodley, Lane Head Road

Cawthorne

Barnsley

S75 4AA

March 2022

For + on Behalf of_

Mr + Mrs_ Bentley

| CONTENTS_

- 1.0_** Introduction
- 1.1_** Red Line Boundary
- 1.2_** Design Brief
- 1.3_** Layout
- 1.4_** Form
- 1.5_** Appearance
- 1.6_** Precedent Studies
- 1.7_** Planning Drawings
- 1.8_** Conclusion

1.0_ INTRODUCTION

This design guide has been prepared by Eight_OneTwo Architects on behalf of our client as we seek planning permission for external alterations to the front and rear elevations, a single storey extension to side elevation and first floor extension to rear, within a conservation area.

The property is located in an established residential area where many the properties are of similar age and style of construction. The property sits just off Lane Head road and therefore has good access to local amenities, schools and public transportation services .

The existing property situated on the site is not listed but is situated in a conservation area.

The design guide statement should be read in context with the associated drawings and other supporting information submitted with the application.



1.1_ RED LINE BOUNDARY

The proposed works include the following_

External alterations to the front and rear elevations

A single storey glazed extension to side elevation

Erection of link detached garage

A first floor extension to rear elevation

This is within the curtilage of Woodley, Lane Head road, Cawthorne, Barnsley.

The site has an area of approximately 12998 square meters (1.2 Ha).

1.2_ DESIGN BRIEF

We aspire to provide a proposal that complies with local and national planning policy and one that respects the existing architectural context of the area.

The existing dwelling sits on a very large plot, with gardens to the front and rear and is enclosed on all sides. With this in mind, the design parameters can be pushed beyond replicating the architectural style seen in the surrounding area. However, we will seek to create a design that draws on the existing architectural details of the host dwelling while providing a modern interpretation of the local typology with contemporary detailing.

The proposal will respect the existing proportions of the host dwelling that is to be replaced in its massing and scale. It will apply carefully designed details and the use of high quality materials local to the area. The design will draw inspiration from the surrounding typology to provide a high level architectural street scene that will bring order, hierarchy and a sense of 'completion' to the existing site.

The brief from our client was to introduce the following aspects into the scheme_

Improved vehicular circulation to front of property

Improved building entrance with more presence

Rationalisation of the building's proportions and fenestration

Erection link walkway from host dwelling to the existing annexe and new garage.

It was requested that the design provided plenty of light into the space and provide good visibility from the front of property to the rear.



Above_ Front elevation

Below_ Rear Elevation



1.3_ LAYOUT

The concept behind the design proposal is to respond to the existing architectural vernacular of the host dwelling in a contemporary manner. The design seeks to rationalise the proportions of the existing dwelling to offer a more balanced design with a symmetrical appearance. It will create clearer entry points as well as less convoluted internal circulation routes.

Whilst the original house is generous in size, the layout compromises the success of the internal spaces with regard to the shape and size of individual rooms. The entrance and general circulation is located at the front of the property, pushing the bulk of the habitable rooms to the rear, subsequently creating disproportionate spaces and a lack of visual connection between the front and back. Furthermore, previous additions to the property have resulted in instances where one must pass through a room to reach another creating a level of detachment from one end of the house to the other.

The design responds to these incongruities by creating a core from which the other rooms will feed from, eliminating the long corridors and convoluted circulation routes. Much of the existing structure has been preserved to maintain the integrity of the original dwelling with new openings where necessary to aid with the improved circulation. The two existing gables to the front have been extended in width to allow for bedrooms to be relocated to the front of the property. Consequently, the previous discord between the front and rear of the property is overcome.



Above_ Ground Floor Plan as Existing

Below_ Ground Floor Plan as Proposed





Above_ Front Elevation as Existing

Below_ Front Elevation as Proposed



1.4_ FORM

The proportions of the existing property are unbalanced, inconsistent and irrational as a result of poorly positioned windows of varying sizes and shapes, changes in roofline and arbitrary gables and a weak entrance.

The roofline has been simplified to both the front and rear elevation in order to aid in rationalising the aesthetic. The number of gables to the front elevation has been reduced down to two in order to promote a more symmetrical appearance. The remaining gables have been extended in width which increases their ridge height, subsequently improving the visual balance in relation to the elevation as a whole.

To further rationalise the appearance, two window styles are repeated across the elevation. The two styles purposefully juxtapose for their intended purpose; the first a tall, slim crittall style window, resonant with the existing leaded windows, the second a large square window manifesting the contemporary nature of the updated design and offering uninterrupted views into the surrounding gardens.

These simple design principles are repeated on the rear elevation, ensuring consistency throughout the property.

The positioning and scale of the glazed link between the host dwelling, the garage and annexe has been designed in a way which ensures that it maintains a subsidiary appearance to the host dwelling. This is achieved through the introduction of a flat roof over the glazed link and a reduced pitch over the garage which consequently reduces the visual mass.

1.5_ APPEARANCE

Whilst the form offers a more contemporary appearance, the material palette will maintain natural stone as the is a primary material throughout. Timber posts and cladding will be introduced to glazed link and garage to aid in the distinction between host dwelling and contemporary additions.

Additional timber cladding will be introduced to the rear to, again, add visual consistency with the front elevation.

Black aluminium windows will further facilitate the modernisation of the property's appearance and will tie in with the black aluminium fascia board to the glazed link.

The same materials, window proportions and style will be introduced on the annexe to ensure visual consistency.



Above + Below_ Front Elevation



Eight_OneTwo

Architects

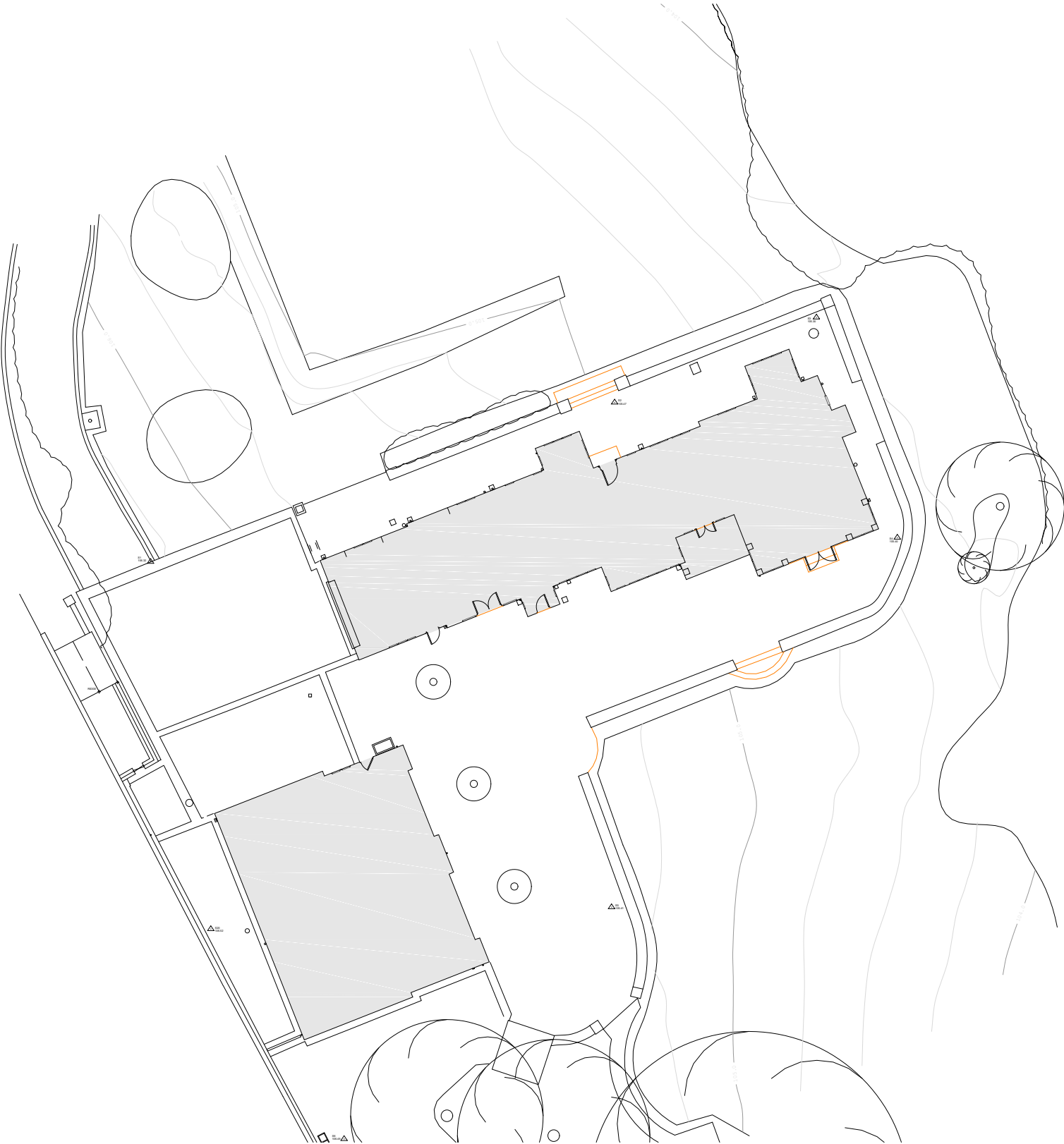


1.6_ MATERIAL PALETTE + PRECEDENT STUDIES

- _Natural stone construction
- _Black aluminium windows
- _Black aluminium fascia
- _Timber Cladding

1.7_ Planning Drawings

As Existing Site Plan_



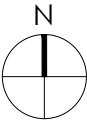
SITE PLAN,
AS EXISTING,
SCALE 1:125

The drawing is copyright © Eight One Two Architects Ltd. It is a draft. All dimensions are to be checked prior to construction. Any discrepancies are to be reported to Eight One Two Architects Ltd immediately. This drawing is to be used in conjunction with all associated drawings and specifications including all relevant sub-consultants information.



Notes_

PLANNING



0 1.25 2.5 3.75 5.0 6.25m
SCALE 1:125

Note:
Surrounding contextual buildings and information are based on received ordinance survey drawings and are shown for illustrative purposes only. assumed site boundary is subject to confirmation to legal confirmation

Note:
Information is based on OS map and received information and is subject to full topographical survey.
Assumed site boundary and site constraints subject to legal confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.

Rev. Date. Amendment. By. App'd.

Eight_ OneTwo Architects

Tel. +44 (0)17761 570735
Email. mail@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio AS_Brooke's Mill_Armitage Bridge_Huddersfield_HD4 7NR

Drawing Status_

PLANNING

Client_

MR + MRS BENTLEY

Project_

PROPOSED RE-DEVELOPMENT OF WOODLEY_ CAWTHORNE

Drawing Title_

AS EXISTING SITE PLAN

Drawing Scale_ 1:125

Drawn By_ SD

Checked By_ JAL

Paper Size_ A1

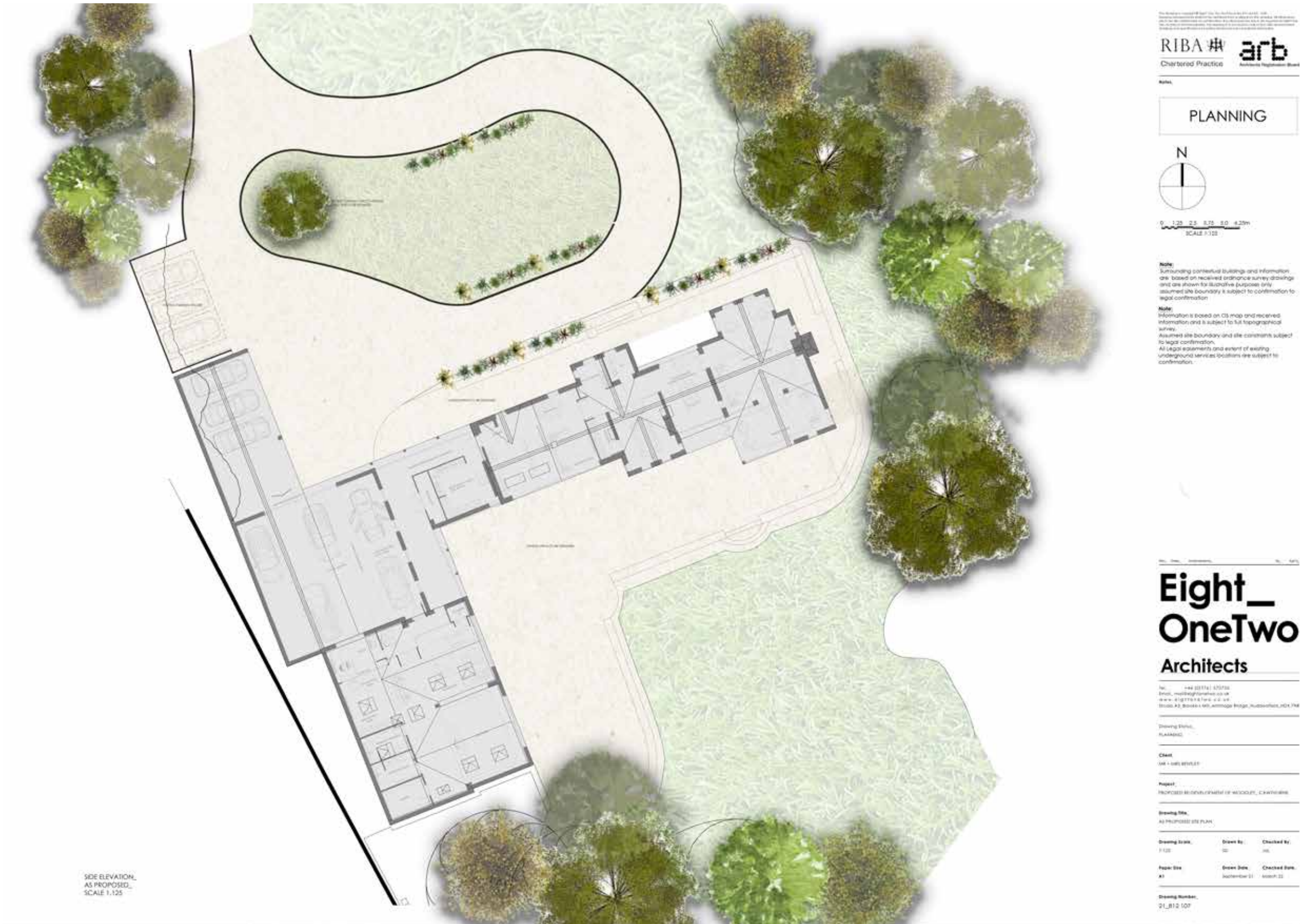
Drawn Date_ September 21

Checked Date_ March 22

Drawing Number_ 21_812 108

1.7_ Planning Drawings

As Proposed Site Plan_



1.7_ Planning Drawings

As Existing + Proposed Ground Floor Plan_



RIBA # arb
Chartered Practice Architects Registration Board

PLANNING



Note:
Surrounding contextual buildings and information are based on received Ordnance Survey drawings and are shown for illustrative purposes only. Assumed site boundary is subject to confirmation to legal confirmation.

Note:
Information is based on OS maps and received information and is subject to full topographical survey. Assumed site boundary and site constraints subject to legal confirmation. All legal easements and extent of existing underground services locations are subject to confirmation.

Eight_ OneTwo Architects

Tel: +44 (0)1711 570734
Email: info@eightonetwo.co.uk
www.eightonetwo.co.uk

Drawing Title:
PLANNING

Client:
MR + MRS BISHOP

Project:
PROPOSED RE-DEVELOPMENT OF WOODLEY, CANNONBURY

Drawing Title:
AS EXISTING + AS PROPOSED GROUND FLOOR PLANS

Drawing Scale:
1:125

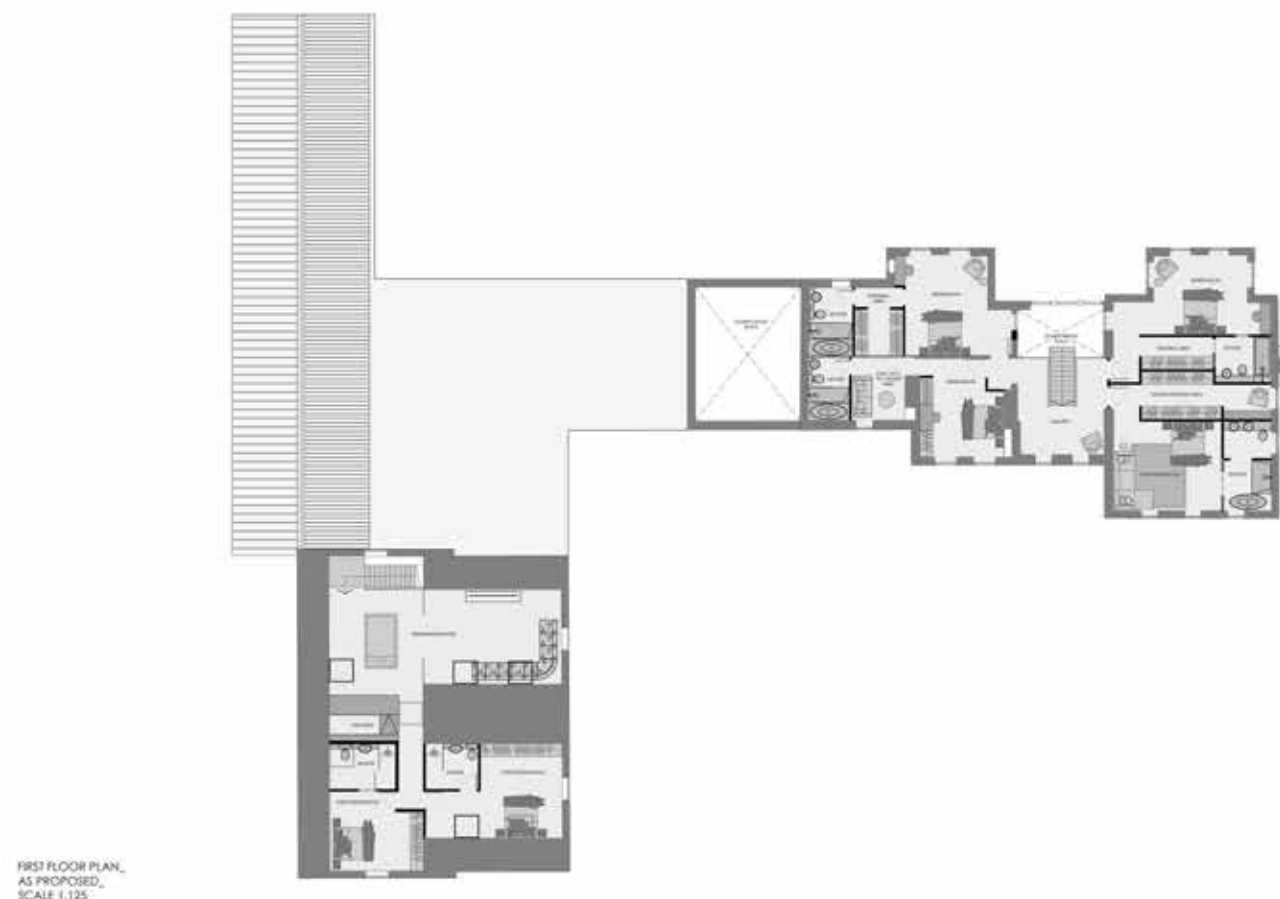
Project Size:
A1

Drawing Number:
21_072 100 A

1.7_ Planning Drawings

As Existing + Proposed First Floor Plan_

Eight_
OneTwo
Architects



FIRST FLOOR PLAN,
AS PROPOSED,
SCALE 1:125

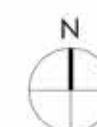


FIRST FLOOR PLAN,
AS EXISTING,
SCALE 1:125

RIBA  **arb**
Chartered Practice Architects Registration

100

PLANNING



Note:
Surrounding contextual buildings and information
are based on received Ordnance Survey drawings
and are shown for illustrative purposes only.
assumed site boundary is subject to confirmation to
local confirmation

Note:
Information is based on OS map and received information and is subject to full topographical survey.
Assumed the boundary and the constraints subject to legal confirmation.
All legal easements and extent of existing underground services locations are subject to confirmation.

Ref. [10] *Journal of Polymer Science: Part A: Polymer Chemistry* **43**, 1001 (2005)

Eight_
OneTwo
Architects

Tel.: +44 (0)1753 570733
 Email: marketing@nsw.co.uk
 www.nsw.co.uk
 Suite 61, Bowles Hill, Avenue Bridge, Newcastle, NE1 7

Drawing from

Client

Project:
PROPOSED RE-DEVELOPMENT OF WOODLEY CARPARK

Drawing Title.

Drawing Scale	Drawn By	Checked By
1:100	...	...

Power Size, in.	Drawn Size, in.	Checked Size, in.
--------------------	--------------------	----------------------

Drawing Number
21-872-101

1.7_ Planning Drawings

As Existing + Proposed Front Elevation_



RIBA # arb
Chartered Practice Architects Registration Board

PLANNING

N

0 1000 2000 3000 4000 5000mm
SCALE 1:100

Note:
Surrounding contextual buildings and information are based on received planning survey drawings and are shown for illustrative purposes only. Assumed site boundary is subject to confirmation to legal confirmation.

Note:
Information is based on OS map and received information and is subject to full topographical survey. Assumed site boundary and site constraints subject to legal confirmation. All legal easements and extent of existing underground services locations are subject to confirmation.

Eight_ OneTwo Architects

0114 207 0171 012133
info@eightonetwo.co.uk
www.eightonetwo.co.uk
Studio 42, Brookside, Armthorpe Bridge, Leeds LS14 7AB

Drawing Title:
FRONT ELEVATION, AS PROPOSED, SCALE 1:100

Drawing Title	Drawn By	Checked By
FRONT ELEVATION, AS PROPOSED, SCALE 1:100	AM	AM

Drawn Date	Checked Date
September 21	March 2022

Drawing Number:
21_012 103

1.7_ Planning Drawings

As Existing + Proposed Rear Elevation_



RIBA # arb
Chartered Practice Architects Registration Board

PLANNING

N
0 1000 2000 3000 4000 5000mm
SCALE 1:100

Note:
Surrounding contextual buildings and information are based on received planning survey drawings and are shown for illustrative purposes only. Assumed site boundary is subject to confirmation to legal confirmation.
Note:
Information is based on OS map and received information and is subject to full topographical survey. Assumed site boundary and site constraints subject to legal confirmation. All legal easements and extent of existing underground services locations are subject to confirmation.

Eight_ OneTwo Architects

0114 207 0171 0114 207 0171
0114 207 0171 0114 207 0171
www.eightonetwo.co.uk
0114 207 0171 0114 207 0171

Drawing Title:
Project:
Drawing Date:
Drawing Scale:
Drawing By:
Checked By:

Client:
0114 207 0171 0114 207 0171

Project:
PROJECT RE-DEVELOPMENT OF WOODLEY, CARLISLE

Drawing Title:
AS EXISTING + AS PROPOSED REAR ELEVATIONS

Drawing Scale	Drawn By	Checked By
1:100	01	01

Paper Size	Drawing Date	Checked Date
A1	September 21	March 2022

Drawing Number:
21_012 104 A

1.7_ Planning Drawings

As Existing + Proposed Side Elevation_



RIBA **arb**
Chartered Practice
Architects Registration Board

PLANNING

N

0 1000 2000 3000 4000 5000mm
SCALE 1:100

Note:
Surrounding contextual buildings and information are based on received planning survey drawings and are shown for illustrative purposes only. Assumed site boundary is subject to confirmation to legal confirmation.

Note:
Information is based on OS map and received information and is subject to full topographical survey. Assumed site boundary and site constraints subject to legal confirmation. All legal easements and extent of existing underground services locations are subject to confirmation.



Eight_ OneTwo Architects

011 44 207 047 575333
01111 44 207 047 575333
www.eightonetwo.co.uk
01111 44 207 047 575333

Drawing Title:
PLAYERS

Client:
MR + MRS BENTLEY

Project:
PROPOSED RE-DEVELOPMENT OF WOODLEY, CARLISLE

Drawing Title:
AS EXISTING + AS PROPOSED SIDE ELEVATIONS

Drawing Scale:	Drawn By:	Checked By:
1:100	JB	JB

Drawn Date:	Drawn Date:	Checked Date:
September 21	September 21	March 2022

Drawing Number:
21_012 101 A







1.8_ CONCLUSION

This scheme seeks to fulfill the requirements of the client and rationalise the proportions of the existing dwelling, introduce a new walkway which links up to the existing annexe and a new garage. The proposal must complement the host dwelling through well considered architecture. This will be achieved in terms of its architectural design, massing and density, materials, the layout and type of property and in relation to its urban and landscape design.

The improved layout sees the introduction of a core to the main dwelling from which the other rooms feed from. This in turn eradicates the convoluted nature of the existing circulation and offers more usable and proportionally appropriate rooms.

The design simplifies the key elements, the roof and windows, and repeats these principles throughout to rationalise the proportions of the buildings appearance.

