

June 2026

Design & Access Statement

1, Prospect, Thurlstone. S36 9RA

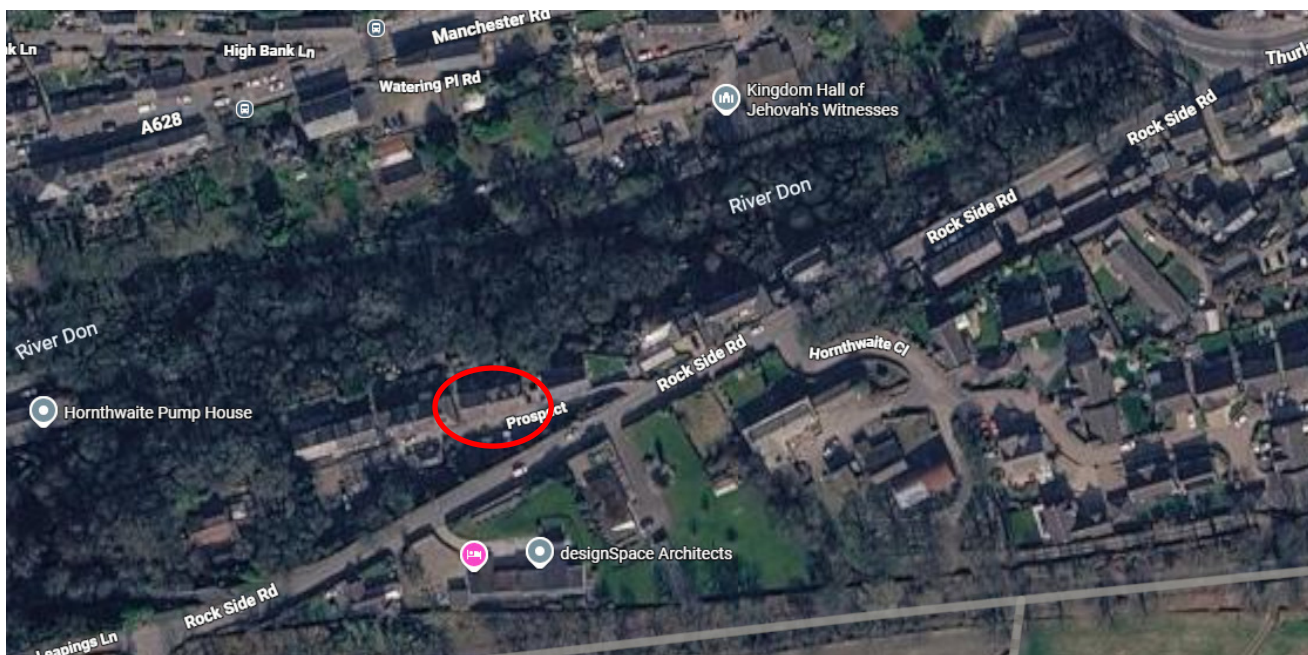


1.1. The Site & Surrounding

The site is located on the edge of the semi-rural village of Thurlstone approximately 1 mile from the market town of Penistone and 7 miles from Barnsley and access to the M1 motorway network. Thurlstone is predominantly residential but with some industry located alongside the river Don. Although the majority of buildings are located on the northern valley side, the village spreads out to the southern valley on which Prospect is located. Facilities within Thurlstone consist of primary school, public house and takeaway, further amenities are located within Penistone and Penistone Grammar School is nearby. Thurlstone has a conservation area which extends across the valley to include the houses on Prospect, the area is noted for its stone weavers cottages, the wider area consists of a mixture of stone, brick and render houses with slate, concrete tile or stone slate roofs.

Houses on prospect are generally stone built two storey terraces with slate roofs some dating to the 1800's, the houses were originally designed to face the river valley and the facades on the north elevation reflect this, being of a grander more ordered nature than the south side (roadside) which tends to be the service side - housing outbuildings, garages, soil pipes and smaller more random window arrangements.

To the east is a recent detached stone property and to the east also a recent stone attached property with lower eaves and ridge, to the north is the river Don Valley. The access road (Prospect) is cut into the hillside with a cliff face to the south where the B road (Rockside Road) climbs up the hill; there is parking across from the property.



Aerial View

1.2. Planning Policy & Consultation

There is one previous planning application associated with the dwelling, 2014/1116, separated the eastern garden of No1 to construct a detached dwelling (complete)

The applicant consulted with Conservation officer Tony Wiles.



Gable elevation



Riverside elevation

2.1. Use & Amount

The property is within the Thurlstone conservation area, it is not a listed building, it was possibly constructed in 1852. The property is a three storey, three-bedroom Victorian dwelling constructed with pitched faced stone walls - varying courses and slate roof. The north elevation (riverside) has elegant detailing, including projecting gables, bay windows, arched entrance canopy, detailed barge boards, wrought iron balcony and small central dormer window, it is viewed from across the valley and could be considered of medium to high importance to the conservation area. The eastern gable wall is simpler in construction but does feature faceted central windows to each floor and a detailed stone chimney, there is a black soil pipe running the height of the property.

The South elevation (roadside) could be classed as the rear elevation, the detailing is a lot simpler but the elevation has its merits with its traditional central entrance door and portrait windows. A second entrance door has been infilled at some point in its history suggesting it may have once been two properties (although the north elevation does not give that indication) it is possible it was a servant's entrance. The south elevation is of lower importance to the conservation area.

The property has four good sized rooms to the ground floor and a large cellar with a wide hallway and stair, the first floor has three good sized bedrooms and a large bathroom, the loft of the property has good head height, contains a number of windows, is boarded out and has been used as an occasional space, although not building regulation compliant, particularly the steep access stair.

The applicant proposes to fit out the loft space of the property to bring in line with building regulations and to be used as a bedroom with en-suite, this includes adding insulation, altering the stair which is currently very steep and updating the means of escape. To achieve a stair that is building regulations compliant it is proposed to form a central pitched roof dormer to the south roof of the property, this will create the additional headroom at the head of the stair. Having explored other options this is the only viable option for achieving a building regulations compliant stair that makes the loft space fit for habitation with a safe means of escape.

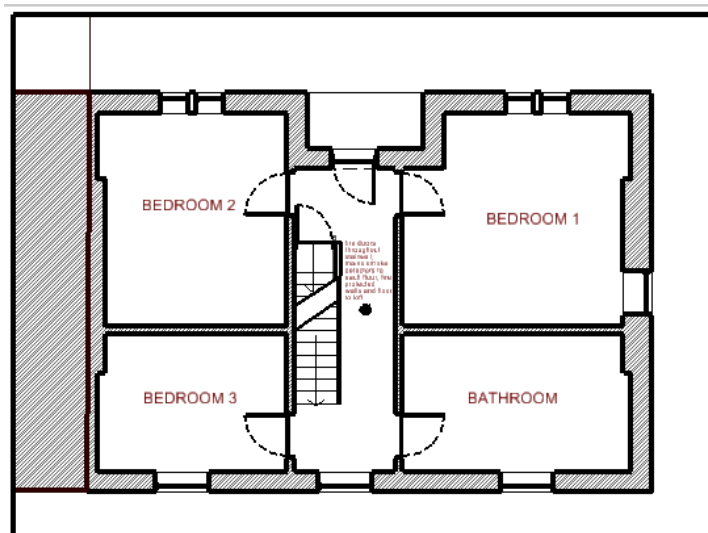
Central loadbearing walls support existing roof purlins, this determines the positioning and size of the dormer as the purlin can be removed between supports, the walls are then used to support the dormer cheeks.

New windows are proposed to the loft, these will be a similar style to the existing Upvc windows.

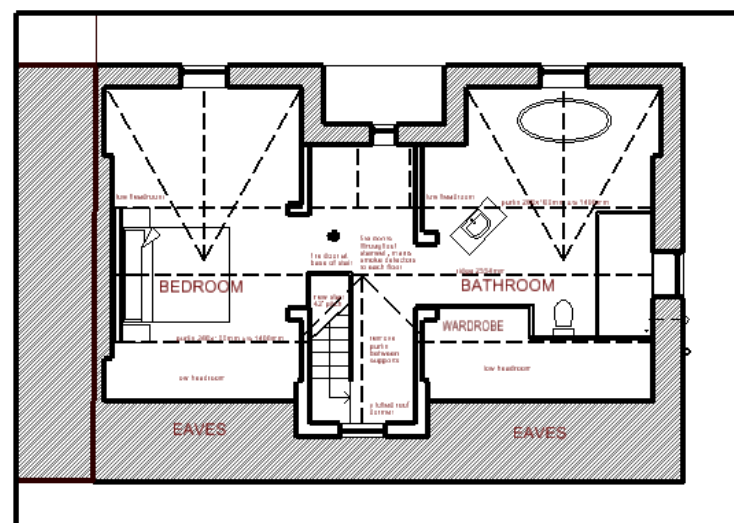
Fire doors will be provided throughout the stairwell along with mains operated smoke detectors to each floor.

There will be minor alterations to the existing soil stack on the gable wall for the new en-suite

The proposal does not create any overlooking issues as it faces the rock face.



First Floor Plan - Existing



Second Floor Plan - Existing

2.2. Scale & Appearance

The proposed pitched roof dormer to the rear (architecturally) elevation of the property will be located centrally with a large set back from the eaves, it is modest in scale and will be clad with a natural slate as close a match to the original as possible, the window remains a similar portrait proportion to the rest of the house. The property has gabled windows to the second floor to the north elevation as well as a small pitched roof central dormer so the proposal is in keeping with the existing house. No5 Prospect contains two flat roof dormers to the south elevation, No 3 has a small pitched gable to the elevation, the proposal is in keeping with the street scene.

Visibility of the dormer with its deep setback will be minimal from the communal road passing in alongside the buildings.

Given the above it is considered the dormer will not be a detriment to the conservation area, it is a form found on the existing building, surrounding properties and throughout the conservation area and it is in matching materials.



No3 small gable and No5 dormers

3.1. Access & Sustainability

No alteration to the highways access is proposed

There is sufficient off street parking.

No trees are affected by the proposal

Emergency services can gain access to the property from Prospect

Refuse & recycling area will remain as the existing.

The property will utilise the existing mains sewer system, no alterations to this are required

Surface water is not altered

4.1. Contact

Architect:

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.