

PROPOSED EXTENSION AND IMPROVEMENTS
264 BARNSELEY ROAD, HOYLANDSWAINE, BARNSELEY, S36 7JA
DESIGN AND HERITAGE STATEMENT

1.0 Introduction

- 1.1 This is a Design and Heritage statement to the proposed extension and alterations to the above property.
- 1.2 The above property is a dormer bungalow which was partially rebuilt on the same footprint in 1997, under application number B/97/0464, in coursed stone masonry under a slate roof. Attached are photographs of the current construction.
(Photographs 1 - 3)
- 1.3 The property is set well back from the road and on an elevated position, as other neighbouring properties. Although, it is elevated it is not as prominent as other properties on Barnsley Road
- 1.4 The alterations involve a side extension, improvements to the existing front dormer windows and construction of a flat roof dormer to the rear.
- 1.5 The property is in the BMBC conservation area of Hoylandswaine.
- 1.6 The properties on this section of Barnsley Road vary in age, design and style. The constructions range from bungalows to two storey dwellings. They are predominantly constructed in stone or rendered masonry walls under a grey or stone slate roofs. **(Photograph 4 -7)**
- 1.7 A preplanning application 2021/ENQ/00359 was made and a response provided on 22/7/2021 (copy of email attached). The response and recommendations will be discussed in Section 2

2.0 Design and Details of the Proposed Development

Improvements to the existing dwelling front elevation

- 2.1 It is proposed to increase the size of the front facing dormers to improve the useable space in the first-floor bedrooms. Externally the dormers will be clad in a cream-coloured composite boarding with light green framed windows. The eaves overhangs will be increased, and barge boards used to improve the overall visual appearance. (dormers similar to that used on a property on Haigh Lane are proposed) **(Photograph 8 & 9)**
- 2.2 Currently, there is only one access into the property located at the rear. It is proposed to create new front door with external access stairs at the front of the property. This will be in keeping with the other properties in the Village of Hoylandswaine.

Rear Facing flat roof dormer

- 2.3 Currently, the first-floor level of the property has not been efficiently utilised with small front facing dormers and low ceiling heights. The usable space on first floor is limited to a 2.0m central section due to the steep slope of the roof. To improve the usable space the proposal indicates a flat roof dormer to the rear of the property. It is understood that flat roof dormers to rear elevation are treated as permitted development and no comments were made in the preplanning advice provide. The installation of the rear dormer is critical to the viability of the proposed side extension. It is proposed to use cream coloured composite boarding with green coloured windows in keeping with the front dormer alterations.

Extension

- 2.4 It is proposed to construct a 3655mm wide extension with front facing Gable to the right side of the existing property. The new extension is to be constructed in line with the front of the existing property. It is proposed to use the stone masonry outer leaf reclaimed from the existing gable elevation to construct the front elevation of the extension. This will reduce the contrast between new and existing stonework.
- 2.5 The preplanning advice noted that the original proposal with a fully glazed first floor to the gable would create an imbalance in the dwelling. It was also advised to adopt a third dormer in line with No. 266. It is proposed to maintain the front gable but with a window of the same proportions as the improvements to the two existing dormer windows. This proposal provides a better balance to the front elevation whilst maintaining the gable to the Applicants requirements. The two neighbouring properties also adopt front facing gables as do many of the properties in Hoylandswaine (**Photographs 10**). The above proposal is noted on the latest revision of drawing LDC20/136/01C included as part of the planning application.
- 2.6 The preplanning advice noted that the proposal does not have a set back and set down. It also recognises that the properties on Barnsley Road do not provide a consistent street scene. The proposal does not adopt a set back and set down for the following reasons.
- a) As noted in the advice there is no consistent street scene within most of Hoylandswaine. There are properties of differing ages, styles and construction types located adjacent to one another. Although, the neighbouring property has a garage that is set down this is due to the level difference between external ground and finished floor level of the main property. In addition, the area above the garage is not accessible to the main property which, is a requirement for this proposal. It is also noted that the garage of No. 266 is not set back from the main property.
 - b) Although it is understood that current planning guidance is to have extensions set back and ridge lines set down to make the extension subordinate, in this instance it would create an issue with the headroom and useable space on first floor. If the front elevation had to be set back it would have negative effect on the appearance of the property. The advice provided was in relation to creation of terracing effect which is not an issue with the street scene of Barnsley Road. As noted previously is proposed to remove the existing gable wall external stonework for give extra internal space and for use on the front elevation. This will remove the impact the use of new stonework would have if a continuation of the front elevation is adopted. Any surplus reclaimed stone could be mixed with newer stone for the side and rear elevations where the impact on the street scene is minimal. This can reuse of materials can also be adopted for the roof slate removed for the construction of the rear dormer used on the front elevation of the extension.

Conclusion

- 3.0 Considering the location of the property the proposals as noted on drawing LDC20/136/01C will be in keeping with the existing property and properties in the Village of Hoylandswaine and the conservation area
- 3.1 The proposals will help to improve the street scene of Barnsley Road. The reuse of materials from the existing dwelling gable for reuse on the front elevation of the extension will mitigate the visual impact.
- 3.2 Although the extension does not follow BMBC SPD guidance for setback and set down in this instance the need to prevent terracing is not relevant and following the guidance will adversely affect the visual appearance of the property and relaxing this requirement should be considered.



Photograph 1 - Front elevation



Photograph 2 - Right Gable



Photograph 3 - Rear Elevation



Photograph 4 – No. 262 Barnsley Road



Photograph 5 – No. 266 Barnsley Road



Photograph 6 – No. 268 Barnsley Road



Photograph 7 – No. 270 Barnsley Road



Photograph 8 – Proposal for altered front dormer



Photograph 9 – Proposal for altered front dormer (style only see photograph 8 for colours)



Photograph 10 – Dormer bungalow off Skinpit Lane Hoylandswaine with front facing gable.