

Bruce Lodge
Pilley Hills
Tankersley
Sheffield
S75 3AU

Design & Access Statement

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Context: Around the Site

The existing house is in an isolated area with woodland to the North and West and farmland to the East, the B road from Wortley to Pilley lies to the South of the site, a woodland access track lies directly to the west of the house. Pilley is the nearest village and contains village hall, public house and grocers, it is predominantly residential; further amenities are located at Birdwell, Barnsley Town centre lies approximately 4 miles to the North, there is good access to the M1 motorway network.



a



b



c



d



Aerial Photo

Context: The Site

The applicant shares ownership and management of the surrounding woodland; the woodland track directly to the West of the house is also shared ownership. The curtilage of the house covers approximately 7,000sqm and extends to the North and East of the house, the strip of woodland between the house and Pilley Hills Road is also within the house curtilage.

The house is at the lower level of the site on a level platform and the site climbs quite steeply to the East; there is a level clearing directly to the North of the site.

The house itself is distinctive in its setting and design, Neo Gothic in style with steep pitched roofs of semi-circular clay tiles and ornate fascia's; the walls are of coursed sandstone with detailed stone window and door surrounds, mullions and transoms; windows are white painted steel with glazing bars.



a



b



c



d

Context: Planning History & Relevant Policy

There are no previous planning applications for the house or site.

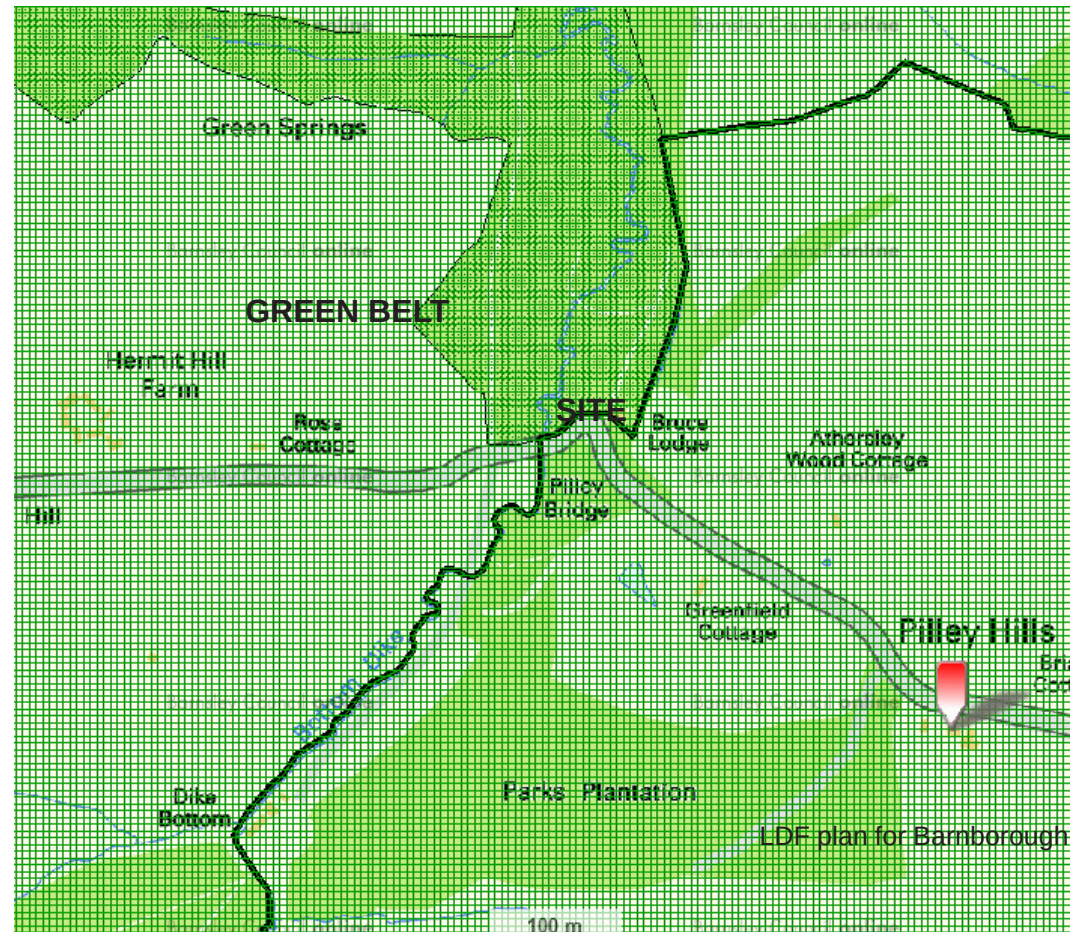
The site is within the Green Belt.

Barnsley recommends early discussion with their urban design and conservation officer.

The area falls under the national Planning Policy Framework 2012, in particular chapter 9, protecting green belt land and paragraph 89 - *LPA's should regard the construction of new buildings as inappropriate in green belt, exceptions to this are: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling.*

Also saved BMBC UDP policy GS8E is relevant as the development is within the green belt.

BMBC state that: *'Any extension (proposed or previous) within the green belt should not exceed 100% of the floor area of the original house; the original house should also remain the dominant form.'*



Context: Consultation

The planning officer for the area Mr James Hyde and the conservation officer Tony Wiles were consulted over the original scheme (shown opposite). Although the original design fell within the floor area requirements the higher ridge line and dominant gable of the proposed extension did not comply with green belt policy (the original house did not remain the dominant feature). It was felt that the main gable of the existing house was the most important feature and any extension should be sub-servant to this.

Concern was also raised over the length of the track, this has also been revised

A complete redesign was undertaken and is detailed on the following pages with particular emphasis on the existing building remaining the dominant feature, in particular from views from Pilley Hills Road.

Email response from James Hyde, planning officer below on the latest (submitted) scheme:

'I have had a good look through the proposal and discussed it with the Team Leader. It appears as though the comments raised on the previous scheme have been taken on board and the revised proposal would be acceptable in principle, as such, a planning application can now be submitted'.

The site is outside the Environment Agencies predicted flood zone.



The original scheme

Design: Use

The current size of the property (90sqm internal floor area) makes it impractical for a modern family; the proposal is to double the size taking it to 180sqm making it an average sized 3 to 4 bedroom family home.

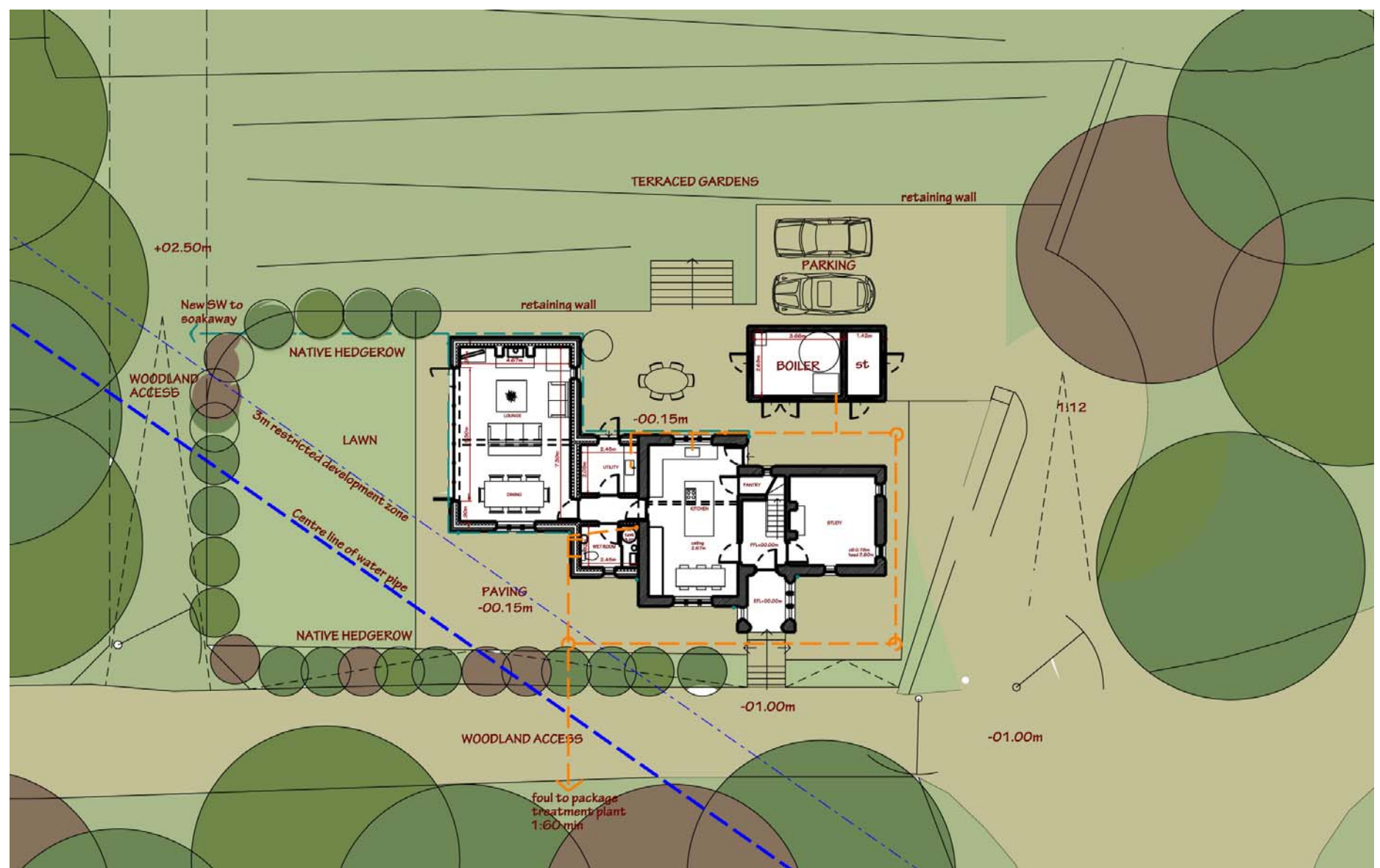
The Coy family have admired the lodge and surrounding area for many years, having already purchased the woodland, when the lodge was put up for sale by the Wentworth Estate they snapped up the opportunity to own this unique home.

For the home to work for them and their two daughters, one of whom is disabled and requires full time care, it is essential that they maximise the space available and rationalise the layout of the house to meet their needs.



Design: Amount & Layout

The proposal is to extend the property over two stories by 100% of the existing internal floor area, an additional 90sqm. The extension is positioned to the North and West of the original house away from the roadside so as to protect the views of the existing house and also to avoid a water main which crosses the site.



The Layout

Design: Scale

The extension is designed to be of a scale that allows the original house to remain the dominant form, particularly with views from Pilley Hills Road, as these will be the only views seen by the public, the surrounding area all being private land.

Ridge and eaves heights of the extension are no higher than the existing house; all elevations are set back from the principle elevation of the existing house. Proportions are designed to match and remain in keeping.

As can be seen from the visual impact assessment below, from the key views the extension work will have very little impact, allowing the original house to remain the dominant feature in the landscape.



Visual Impact Assessment

Design: Appearance

The extensions are designed to copy and emulate the existing building; the coursed (varying courses) sandstone will be matched as closely as possible with an aged or reclaimed stone, the existing roof which is predominantly of small half round clay tiles but has been patched with small square clays in places the house will be re roofed and mixed with existing and new matching tiles. The stone window details will be copied as closely as possible although it is felt that the sculptures will be omitted from the new build, the black ornate wooden fascia's will be matched in with the existing, timber windows will replace the non-regulation steel windows. Existing PVC pipes and gutters will be replaced with a cast iron effect PVC system. The area to the rear of the property will be terraced to create usable garden space on the steeply sloping site, the level area directly to the North will be a lawned area surrounded by an indigenous hedge. To the South West will be the stone outbuilding and parking area.



Access:

The new vehicular access is located off the private track that has direct access to Pilley Hills Road and will not require any highways works.

Parking and access arrangements for the property have been improved by providing a dedicated parking area for up to 3 vehicles.

Emergency services access is available from Pilley Hills Road.

Refuse & recycling area is provided alongside the house for roadside collection.

Two means of escape are available from all the rooms direct to outside.

Appendix: designSpace portfolio

DSArchitecture are specialists in one off sustainable, contemporary homes, established for four years, our first completed building won the Home Building & Renovating competition for best do it yourself project.

New Dwelling, Rockside Road, 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 Dwellings, Racecommon Quarry, Penistone

The two low carbon dwellings curve and slice into the hillside, covered in an intensive green roof they can not be seen from outside this old quarry in the Sheffield green belt. The one long curving south facing elevation uses a canted section to bring light deep into the dwelling and assist natural ventilation while framing the views of the wildlife on the man made lake. The two buildings are truly unique to their setting and connected to their landscape.



New Dwelling, St Johns Drive, Grantham

Taking on a site with two schemes by other architects already refused planning, required a brave approach; the solution, a stunningly unique eco friendly home. A building of three parts; two curved sedum planted roofs, slicing into a central 'modernist' box reduced the apparent scale that had been the downfall of its predecessors and created a beautiful ever changing building from any angle, cutting edge ICF construction and the latest renewable energy sources complete this truly unique building.



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Notes.
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.

