

April 2020

Design & Access Statement

The Hayloft, Doubting Farm, Hartcliff Hill Road, S36 9FS



View from the Field to the East

1.1. The Site & Surrounding



Aerial View



Rear Elevation

The property is located to the South of Penistone in open countryside; as the name suggests it is a previously converted farm. The original farmhouse and outbuildings were converted approximately 20 years ago; the Hayloft forms the Northern wing of a series of attached barn conversions. There is an access drive from Hartcliff Hill Road that passes around the buildings to the west and provides a parking and turning area to the north of the Hayloft. The property has garden to the northeast, east and south, beyond which are open fields.



Original lean to, North Elevation



Original barns

The application buildings are generally two storey stone built formally agricultural buildings dating around 200 years old and converted into a dwelling approximately 20 years ago, it is considered a relatively sympathetic conversion. There is a single storey stone lean to adjoining the main barn to the north which was rebuilt as part of the original approval, as can be seen from the photo above the single storey lean to replaced a much larger part stone built lean to. The barns have aged stone walls and stone slate roofs, there are small punchy windows generally and a larger arched window to the gable elevation as would be common with an old stone barn.

1.2 Consultation

The Local authority BMBC were consulted at an early stage in the design, Nathan Denham the Planning Officer assigned consulted with the Conservation Officer as well as confirming that the proposal would require a householder planning application, he also provided the following comments on the design.

‘Regarding the proposal, having consulted with our conservation officer no objections were raised providing that at an application stage that the materials and methods are traditional and thoroughly in keeping. This is based on BMBC’s barn conversions SPD which states that extensions are undesirable on longer non gabled elevations, however aisled linear extensions do have an historical precedent. Therefore, there is scope for the proposal to be acceptable even though the existing aisled addition is not historic as such.

The SPD: House Extensions and Other Domestic Alterations is also relevant. This document states that ‘it is important that any extension is designed to be in keeping with the property and the character of the neighbourhood.’ Further to the advise from the Conservation officer above, subject to the use of suitable materials, this is considered to be the case here. The dual-pitched roof is considered to be less traditional for barns but is suitable in this case as it is reduced in height and complements the existing. When viewed from the ‘front’ the extension appears as a lean-to in any case.

As such, subject to suitable high-quality materials, the proposal is considered a minor development and is in compliance with both of the above SPD and no objections are raised at this stage.’

No alterations were considered necessary and the design proceeded to a householder application.

2.2. The Proposal

The proposal is to construct a small single storey extension to give a larger kitchen/ diner that will provide a much needed connection to the garden and views of the countryside. The extension will be in matching reclaimed or aged stone with artificial stone slate roof and some oak framing. The extension will be to the rear and side elevations and is an extension of the existing stone lean to structure. It is felt the gable elevation is an important element of the original barn so considerable thought has been given to minimising any impact on the gable elevation, the solution of introducing the duo pitched roof to the mono roof where it meets the gable lowers the overall height and impact as can be seen from the previous options explored. The 'lightness' of the oak frame and glazing will also help to turn the corner.



Proposed Duo pitch solution



Earlier design Mono pitch roof



3.1. Access

The existing drive access will remain as existing

Parking facilities will not be altered

No alteration to refuse & recycling is proposed

There is no alteration to the existing foul drainage systems.

Surface water from the new roofs will be dealt with on site with soakaways.

The extension will meet or improve on the building regulation requirements for insulation and look to reduce energy demand wherever possible.

4.1. Contact

Architect:

Andrew Brown
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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 and have been established for over five years, The Principle Architect, Andrew Brown, has a further ten years commercial London practice experience.



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, Rockside Road, Penistone

Designed in a conservation area well renowned for its weavers cottages, the row of high level windows and industrial steel trusses give the building its historical reference in a contemporary open plan home.



Example of weavers cottage