

January 2021

Design & Access Statement - **rev A – 24.04.2024**

4 Manchester Road, Thurlstone. S36 9QQ



East elevation and garden

The site & Surroundings

The property is located in the village of Thurlstone to the South side of the river Don on the edge of the conservation area which is noted for its stone built properties including Weavers cottages. Thurlstone has good links to Manchester and Sheffield and facilities such as primary school, Public houses and bakery, the nearby town of Penistone has further facilities including a Tesco and schools.



The site contains a 19th century two storey stone built dwelling that is orientated north to the south, a stone gable with window faces Manchester Road to the north, the property has a well-proportioned traditional elevation to the east and a plain stone elevation to the west with a few small windows and an entrance door along with services. The property has a stone slate roof and stone chimneys. To the west of the property is a parking area/ yard surrounded by coursed stone boundary walls, within the yard there is the remains of an outbuilding, a single stone wall remains of the outbuilding, no roof or side wall, although the age of the outbuilding is not known it is likely to be early 20th century. To the north is a wide verge and footpath along Manchester Road and to the east is a good sized garden with planting providing good screening from the road, to the south the land rises to the bungalow at No3.



View from Manchester Road



View of the yard, showing a remaining wall of an outbuilding outbuilding



The southern boundary and partly demolished outbuilding from the yard



Southern boundary from the garden

Layout, Scale, Massing & Appearance

The proposal is to construct a stone built single storey extension to the west/ side elevation of the property with a lean to art stone roof. The proposal is modest in size and to an elevation that has little architectural interest. The extension will provide a much needed larger kitchen and study. Materials will be in a matching reclaimed coursed stone, Greys Artstone slate roof, rooflights will be low profile conservation variety and windows will match the existing.

Further to the extension the current entrance door to the rear elevation will be relocated with matching stone mullions and header. A bi fold door will be introduced to the garden side elevation with matching stone headers. The boundary wall to the west will be adjusted and the gate repositioned. An altered dropped kerb will be introduced to the pavement to allow for the repositioned vehicular access, given the wide verge a vehicle is able to pull out to the back edge of the pavement providing a good 2x2m intervisibility splay. Although Manchester Road is a busy road, visibility is good in both directions and the bend in the road means speeds are low, the alteration is not altered to any extent that affects highways safety.

In order to allow for the construction of the extension the remaining wall of the outbuilding will be demolished, it is felt that this wall has little merit to the conservation area, it is likely it had a corrugated tin roof and brick side walls and is of a poor quality construction. As a single wall it is not a structurally stable structure and demolition is advised.



View from Manchester Road



Aerial view

Summary

Although in a prominent position along Manchester Road, the introduction of a modest stone built extension is of no detriment to the conservation area. Careful matching of the stone and pointing and the use of Artstone slates is considered crucial to a successful extension and will ensure it is in keeping with the traditional and historic buildings of the conservation area and the main dwelling.

Due to the expiry of the planning application 2021/0083, a new Householder application is being submitted, the only minor alteration is removal of a gable window which was previously proposed to the roadside gable wall. There have been no alterations to national or local planning policy that would alter the justification for the previous approval.

Contact

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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.

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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.