

14 Hall Farm Grove
Hoylandswaine
Sheffield
S36 7LJ

Design & Access Statement

Contents

1. Context:

- 1.1 Around the Site
- 1.2 The Site
- 1.3 Planning History & Relevant Policy
- 1.4 Consultation

2. Design:

- 2.1 Use
- 2.2 Amount & layout
- 2.3-2.4 Scale
- 2.5 Appearance

3. Access

4.0 Appendix

- 4.1 designSpace Portfolio

5. Contact

Context: Around the Site

Hoylandswaine is a small village located north of Penistone and approximately six miles South of Barnsley and the M1 motorway junction. The nearby A628 is a major route between the M1 and Manchester. The village contains two public houses, village hall and cricket ground/ club. The village is predominantly residential and is surrounded by green belt farm land.

The existing house is located on Hall Farm Grove a cul-de-sac that was developed approximately 15 years ago with a mixture of two storey detached houses and a few bungalows, the majority of which use the same reclaimed sandstone. All the houses have Marley modern concrete roof tiles, windows are stained timber or wood effect PVC, gutters and pipes are brown. All the houses have a driveway, open lawn and garden area to the front of the house with no walls or fences. Given the conservation area status of the site it is thought that the materials would have been carefully conditioned to create a homogenous street scene.



Aerial Photo



a



b



c



d



e



f

Context: The Site

The site lies towards the lower end of Hall Farm Grove and contains a two bedroom bungalow and single garage, like the majority of houses on the street the buildings are constructed of reclaimed sandstone with Marley modern roof tiles and stained timber windows. The property has an open front lawn and garden with drive alongside, to the rear of the property is private garden surrounded by a high fence, beyond this is the Rose and Crown public house. Directly to the north of the property is a single garage belonging No 16, a detached bungalow which sits slightly lower due to the incline of the street. Directly to the South is a two storey four bedroom property, its higher elevation and additional storey create a large step in scale and an imposing gable overlooking the property. Opposite the site are further two storey properties.



a



b



c



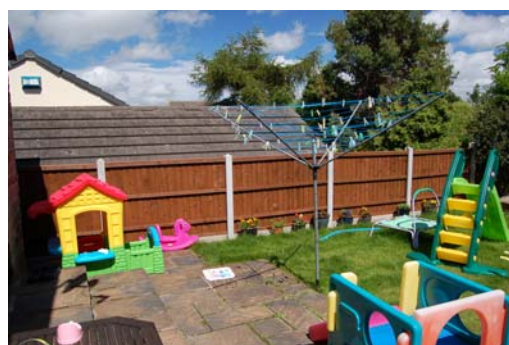
d



e



f



g



h

Context: Planning History & Relevant Policy

The site lies on the edge of the Hoylandswaine conservation area.

The estate, on which the house lies, is still marked as a housing proposal on the BMBC UDP proposals plan but was developed approximately 15 years ago.

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

BMBC do not provide supplementary planning guidance for the Hoylandswaine conservation area, but they do recommend early discussion with their urban design and conservation officer.

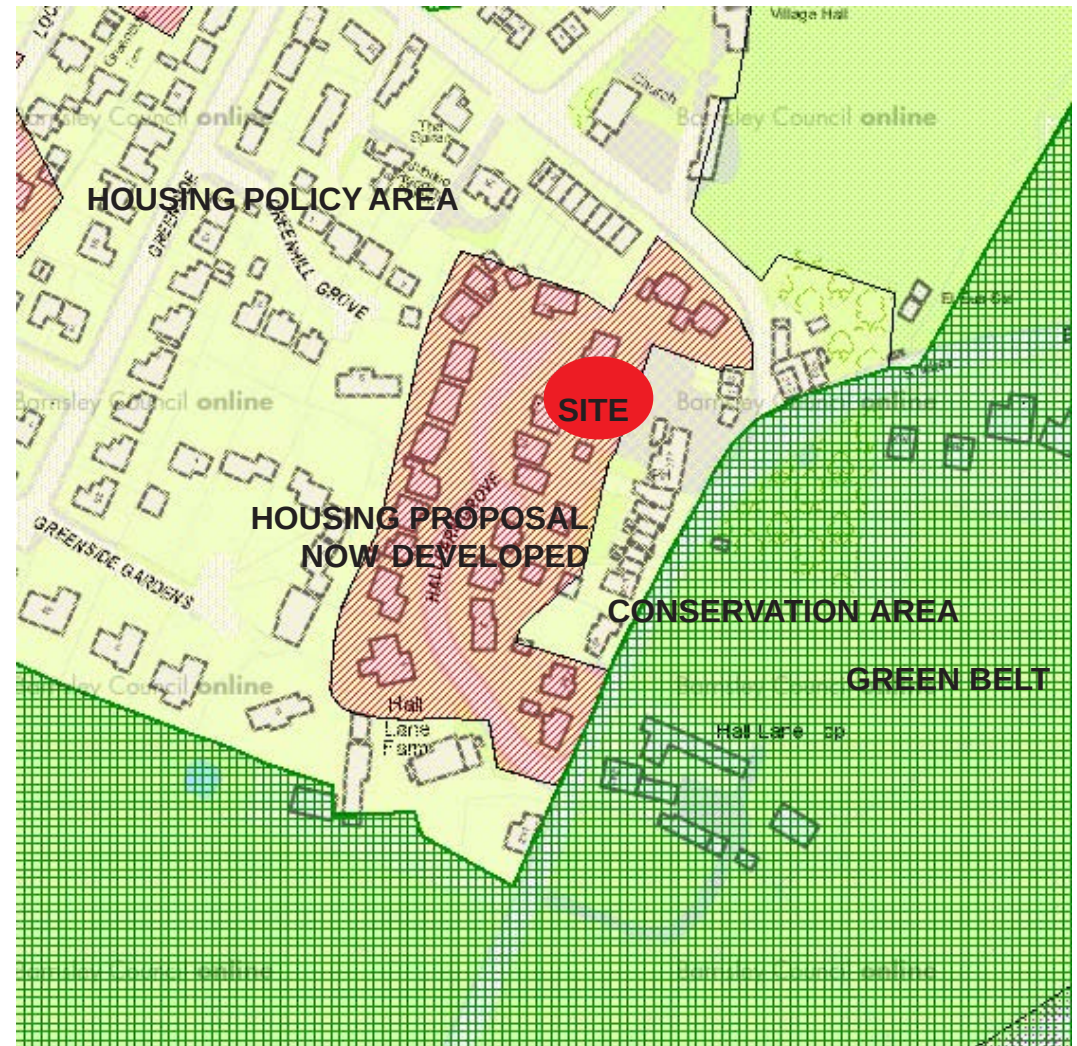
The new Planning Policy Framework which replaced a myriad of planning documents in March 2012 states in relation to heritage assets (a conservation area for example):

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

'When considering the importance of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be'.

As the area was conservation area status prior to the development, it is not clear what heritage asset the conservation area was trying to conserve but although the houses are of a good standard and together form a homogenous street scene the new houses must grade low with regards the 'weight' of the heritage asset.

The more significant buildings of the conservation area are generally felt to be the more historical buildings including the nail forge located along the old Barnsley road and Skinpit Lane; the proposed development will not be seen from this area of Hoylandswaine.



UDP Plan

Context: Consultation

The planning officer for the area Mr Graham Northern was sent a set of plans and elevational drawings of the proposal to raise the roof and form first floor bedrooms.

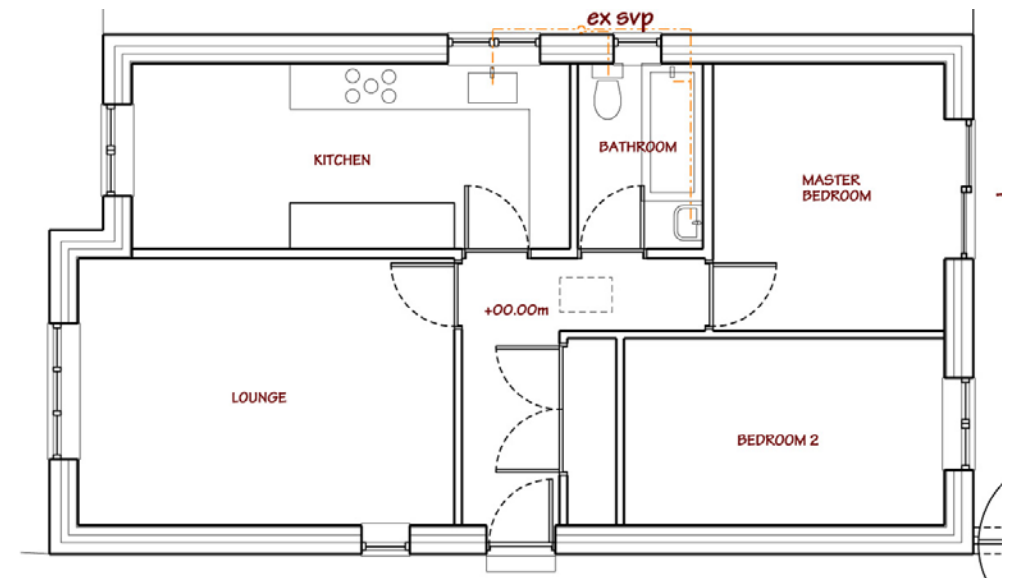
Email response from Graham Northern, planning officer below on the scheme:

The property is a detached bungalow lying towards the end of a cul-de-sac, where at the end 3 similarly scaled bungalows (14, 16 and 18) are present. No 18 lies at the end of the cul-de-sac somewhat between the two sides of the street however number 16 lies at the lowest point on the north eastern side of the street. Number 14 is set to the south west and at a higher level - as a result I would consider the increase in roof height to unbalance the property particularly against the other two, and would appear out of context with the street. In addition giving the position and levels a degree of overshadowing would result from the increase in height. I would therefore consider the alterations would adversely affect the street scene and impact on residential amenity. As such I would feel unable to support this proposal.

Since this response, photo montages of the proposal have been produced which show the minimal impact of the proposals and it is felt that with these and a site visit the planning officer will hopefully reconsider his position.

Design: Use

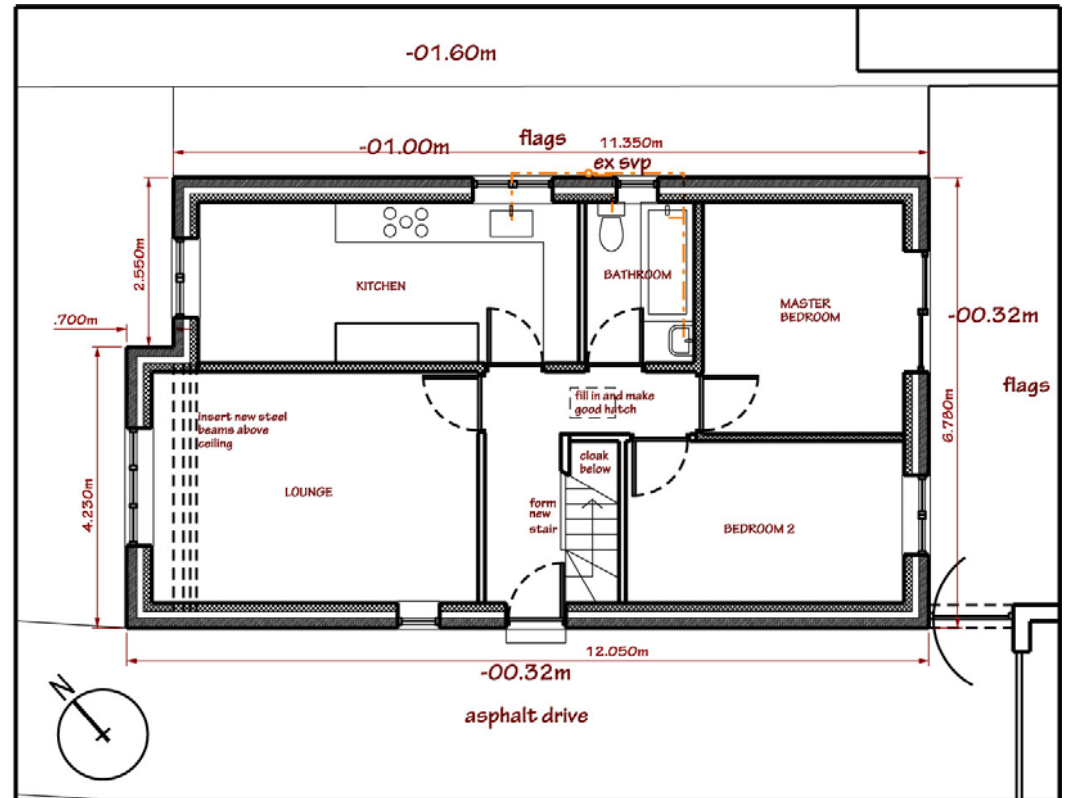
The property is a two bedroom bungalow of 66sqm internal floor area; the growing family can no longer be accommodated comfortably in the space available. The economic climate and a desire to stay on this family orientated street means they are looking to extend; there is limited space to extend at ground level and so a further floor is the only viable option.



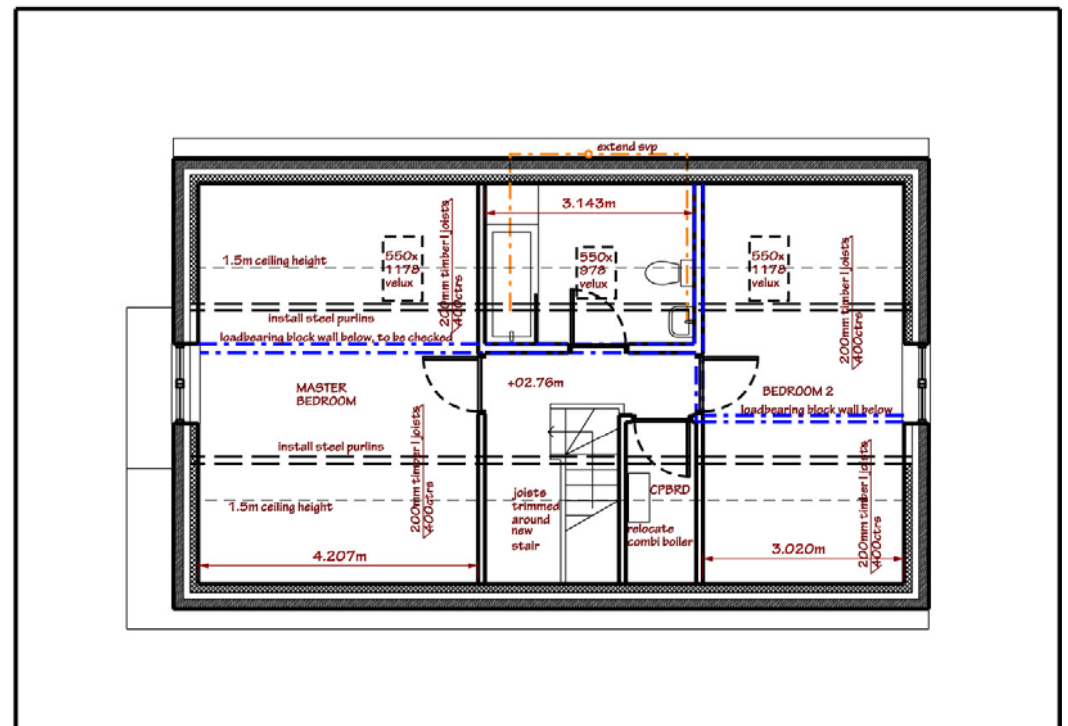
Existing Floor Plan

Design: Amount & Layout

The proposal would create a further two bedrooms and bathroom partly in the roof space, giving a total of 104sqm of useable internal floor space. This will allow the master bedroom which currently affords access to the rear garden to become a dining room/ study. This additional space will be achieved by lifting the roof and walls of the property by only 1.2m and utilising a vaulted ceiling arrangement.



Ground Floor Plan - Proposed



First Floor Plan - Proposed

Design: Scale

The proposal is the very minimum possible intervention that will achieve the required floor space. There is over a 5.5m step from No 12 down to No 14 and then only a 1.5m step down No 10, the properties across the road are all two storey. It is felt that the half storey increase in height is modest and respectable and will actually help to improve the scale and massing of the street scene, as is shown on the before and after montages on this and the next page. The step from no12 to no 14 will become 4m and from No 14 to no 16 will be 2.75m a more equal and satisfying step.

The planning officer raised overshadowing of no16 as an issue but as can be seen from the sections below, only the garage and driveway of No16 will be affected by the small height increase; as this is not useable amenity space or living accommodation the proposal cannot be judged as creating an overshadowing problem.



Before



After

Design: Scale



Before



After

Design: Appearance

The increase in height will be completed subtly and in keeping with the existing. As the existing walls are of a reclaimed stone it will be difficult to match perfectly so it is proposed to use the stone from the rear gable to increase the height of the front gable, then new aged stone as close a match as possible to the existing will be used down the side and the rear gable as this will have less impact on the street scene.

The existing tiles will be reused so that the aged look of the tiles remains uniform to the street.

The new windows will be a dark wood grain effect PVC, the existing windows will be replaced to match with these in due course.

New wood grain effect PVC fascia's and gutters will be installed as elsewhere on the street.

Overall a very sensitive extension to the existing property and the street is proposed to provide much needed additional accommodation.



Roadside Elevation

Access:

No alterations to the parking or access arrangements are required.

Emergency services access is available from Hall Farm Grove

No alterations to refuse or recycling are proposed.

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.

