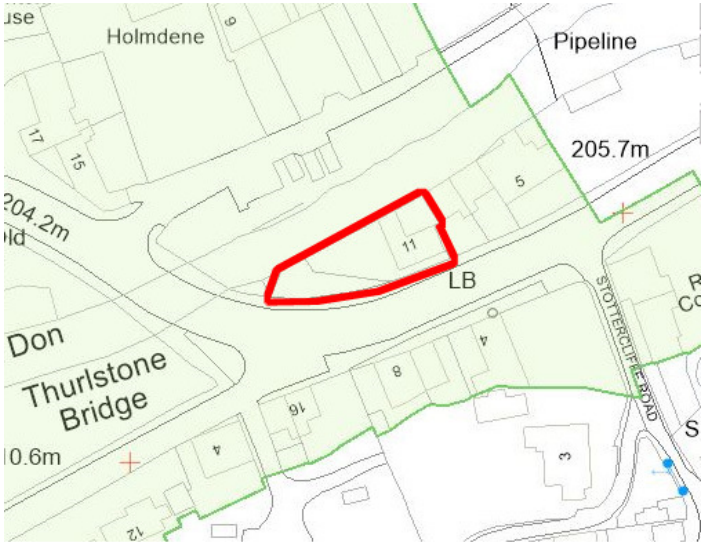
March 2020

Design & Access Statement

Don House, 11 Manchester Road, Thurlstone. S36 9QQ

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.

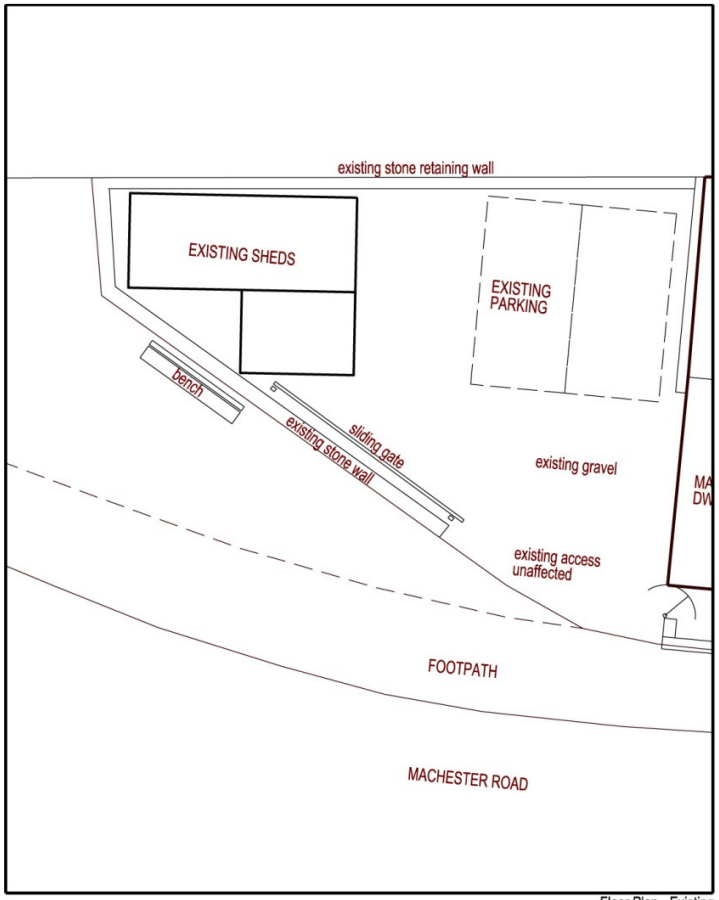


The site contains a two storey stone built dwelling dating over 100 years, it has a well-proportioned traditional front elevation with a blue/ grey slate roof. To the west of the property is a wedge shaped parking area surrounded by coursed stone boundary walls, to the north the wall is retaining, dropping down to the river Don which is at a lower elevation; to the west is an area of extended footpath with public bench, the ownership lies with the applicant but the history of this area is unknown. The parking area is gravel and contains two green sheds/ outbuildings that the applicant uses for storage. There is a steel sliding gate giving a wide vehicular access off Manchester Road.

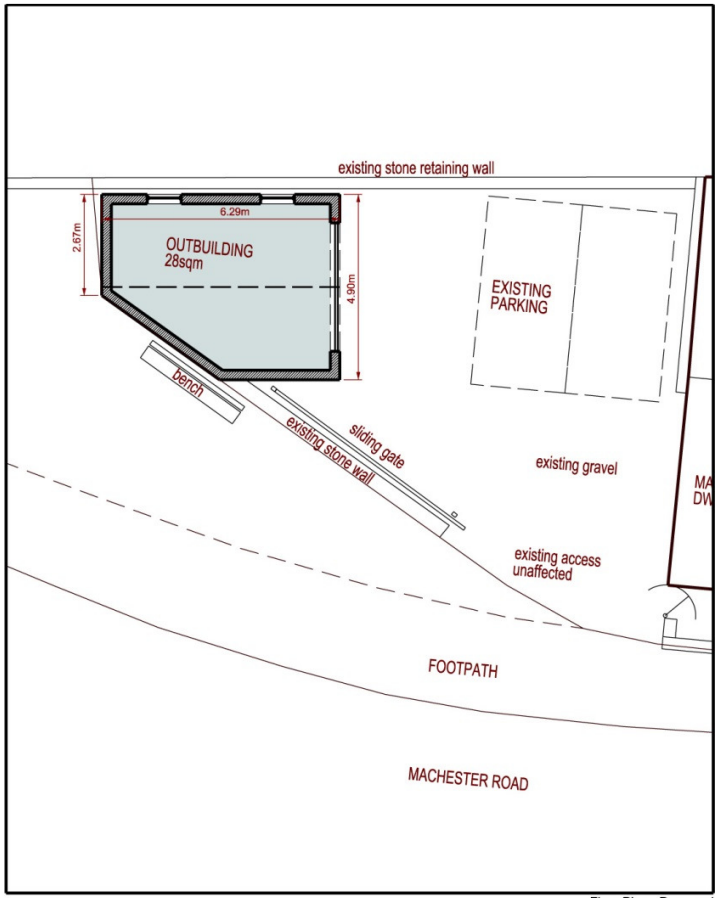
View from the bridge

View from Manchester Road

Layout, Scale, Massing & Appearance



Floor Plan - Existing



Floor Plan - Proposed

The proposal is to construct a stone built outbuilding in place of the two green sheds, the outbuilding will be positioned to the west of the parking area, forming out the wedge shape to the corner so that it will not restrict the current parking or access arrangements; leaving adequate parking area for at least 2 vehicles on the drive. The west and south walls of the outbuilding will be constructed on the line of the existing walls, to provide continuity the stone will be reused and further new stone sourced to match, the existing walls will require rebuilding so that an adequate foundation can be provided. The roof will have a hip to the rear which will also resolve the angled wall. Roofed in Greys Artstone slates; as is traditional there will be no soffits or fascia's, black cast iron effect PVC gutters will be fixed on rise and fall brackets. There are two windows to the north elevation which will be framed in a grey PVCu. Openings will have cut stone headers and cills.

View from the bridge

View from Manchester Rd

Summary

Although in a prominent position along Manchester Road, the introduction of a modest stone built structure in place of the two green sheds can be seen as an improvement to the conservation area. Matching of the stone wall and the use of Artstone slates is considered to be in keeping with the traditional and historic buildings of the conservation area and the main dwelling.

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.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.

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, 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.