

June 2019

Design & Access Statement

The Bungalow, Sycamore Lane, Hoylandswaine, Sheffield.



1.1.The Site & Surrounding



Aerial View



Rear Elevation

The property is located in the rural village of Hoylandswaine, 6 miles from Barnsley and the M1 motorway network. Hoylandswaine is a residential village surrounded by open countryside and agricultural land. The site is within the conservation area which contains a number of historical buildings; those of note are the nail forge and the garage to the Rose & Crown public house. The historical buildings are a mixture of stone and rendered walls with stone or slate roofs. There are a number of more modern estates spreading through Hoylandswaine to the south and east, again with a mixture of styles incorporating granite faced bungalows, sandstone detached properties, brick built houses and rendered properties.

The site is accessed via Sycamore Lane which is an un-adopted road, there is currently a prefabricated garage on site and 1 further parking space.

The property is a cream rendered dormer bungalow with natural slate roof. It is a two bedroom property with an internal floor area of 78sqm. To the east elevation is a brown PVCu conservatory and to the north a prefabricated pebble dash garage, both structures use unfavourable materials and can be considered detrimental to the conservation area. The property sits on an elevated position with good views across the countryside to the north of Hoylandswaine. To the north (front) of the property is a terrace area and a retaining wall drops down to the drive level approximately 2.5m below which is accessed via 2 flights of steps. To the rear of the property is a small hard landscaped area and drystone boundary wall with fields beyond. To the north of the property is a large bungalow which is at approximately 5m lower elevation separated by a high mature hedge which gives good privacy year round, only the roof of the bungalow is visible from the applicant's front terrace. To the West is a further property again at a slightly lower elevation, this property has a large garden to the north, part of which is currently visible from the applicants terrace. To the south are open fields and to the east across Sycamore Lane is a large detached property. The property can be seen from a number of areas in and around the conservation area as shown below, these are not prominent and do not have a high impact on the conservation area. The property being a modern rendered dormer property is not considered to be of particular importance to the conservation area.



Pebble dash flat roof prefab garage and view from the existing terrace



PVCu conservatory



There are glimpses of the property form Skinpit Lane and Barnsley Road in the conservation area.

1.2. Consultations

An earlier but very similar design was submitted for a pre application enquiry, Nathan Denman of Barnsley planning department responded:

Having looked at the plans, the extensions to the dwelling seem fairly modest and in keeping. The elevation drawings I believe show a pitched roof design to match the existing and there are no significant alterations to the dwelling which would render it unacceptable in terms of design.

The extension of the patio and formation of car port, however, is a significant alteration and may have a significant effect upon the character of the dwelling. The house is not visible from Google Street view so I can't assess its impact upon the street scene or the existing dwelling in full detail. However, it should be noted at this stage that if you were to submit a full application, the proposal may be unacceptable on the basis of the patio and car port changing the character of the house too much – which is intensified by the fact that it is on the front of the dwelling.

2.2. The Proposal

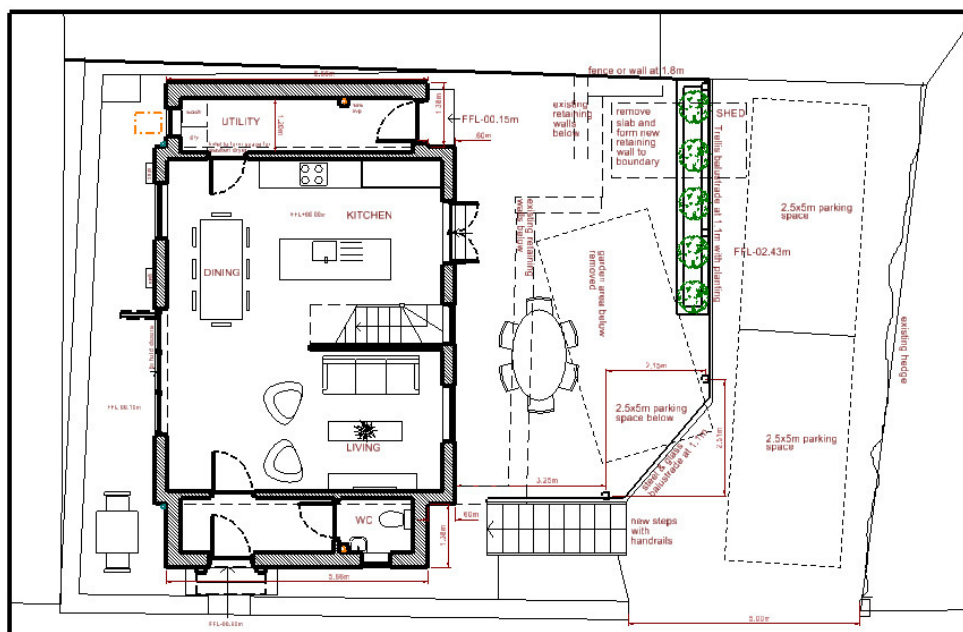
The proposal is to construct two 1.5 storey side extensions these will be modest in scale being only 1.5m wide, constructed in matching materials, set back from both the front and rear elevation and with a lower roofline so both being subservient to the main house which will continue to be the principle element in line with planning guidance. Demolition of the PVCu conservatory will be required to make way for the east side elevation, as this is of a low quality using materials that are not beneficial to the conservation area it is considered that demolition and replacement with a traditional masonry structure will be an improvement to the conservation area. Stone quoins will be used to the four corners of the side extension to add an element of interest to what is currently a quite plain property, stone is common throughout the area and so bringing in this element will be of benefit to the overall appearance, it is also a common feature used in old and new buildings in the conservation area. It is proposed to replace the brown PVCu windows with grey PVCu or aluminium framed windows throughout.



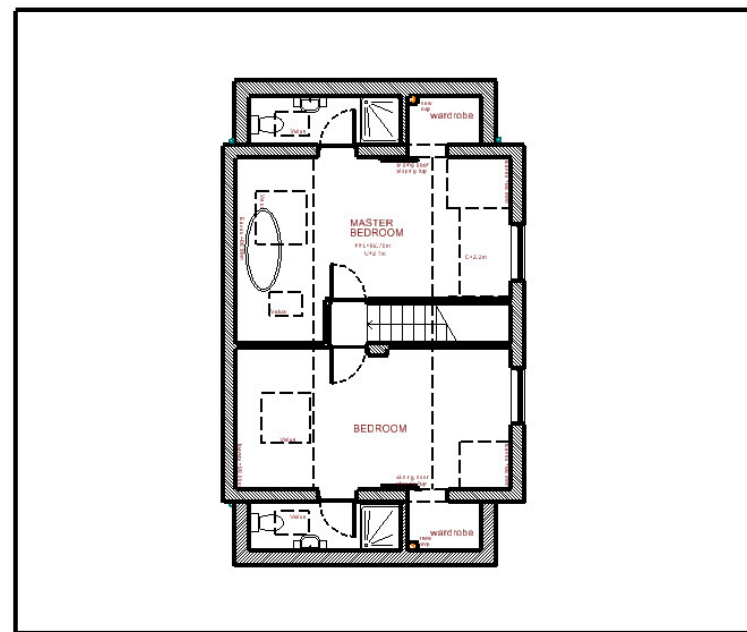
wall

Front Elevation with green

The proposal will add much needed utility room, entrance hall, downstairs WC and en-suite bathroom to what is currently a very modest property. Overall internal floor area of the extensions is 20sqm, a 25% increase in floor area.

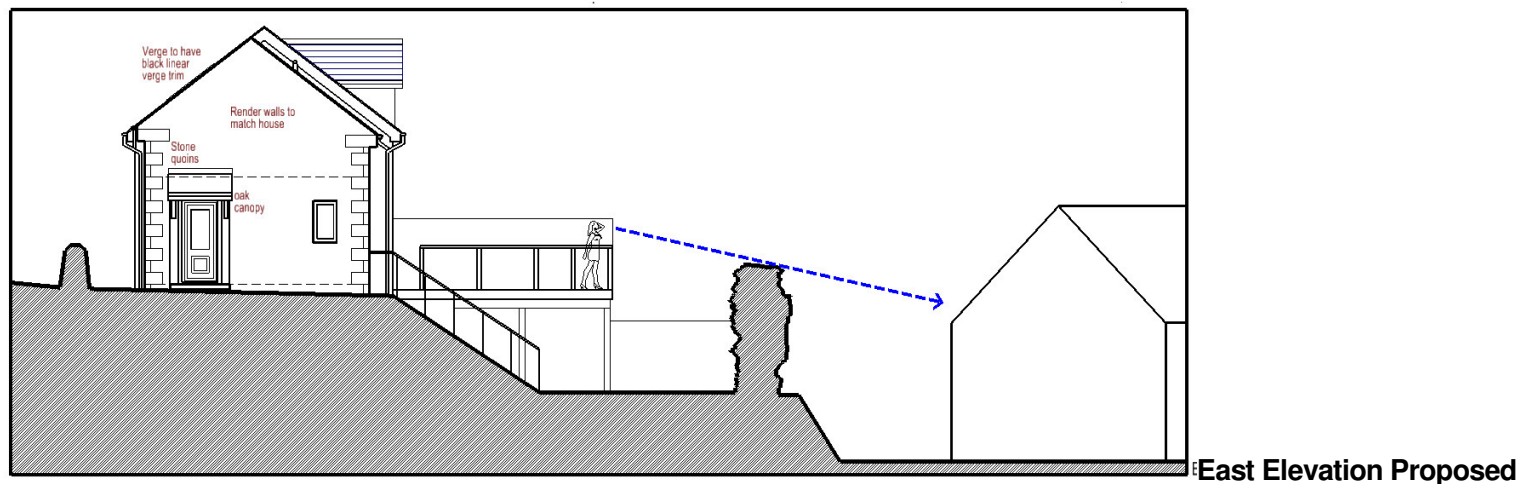
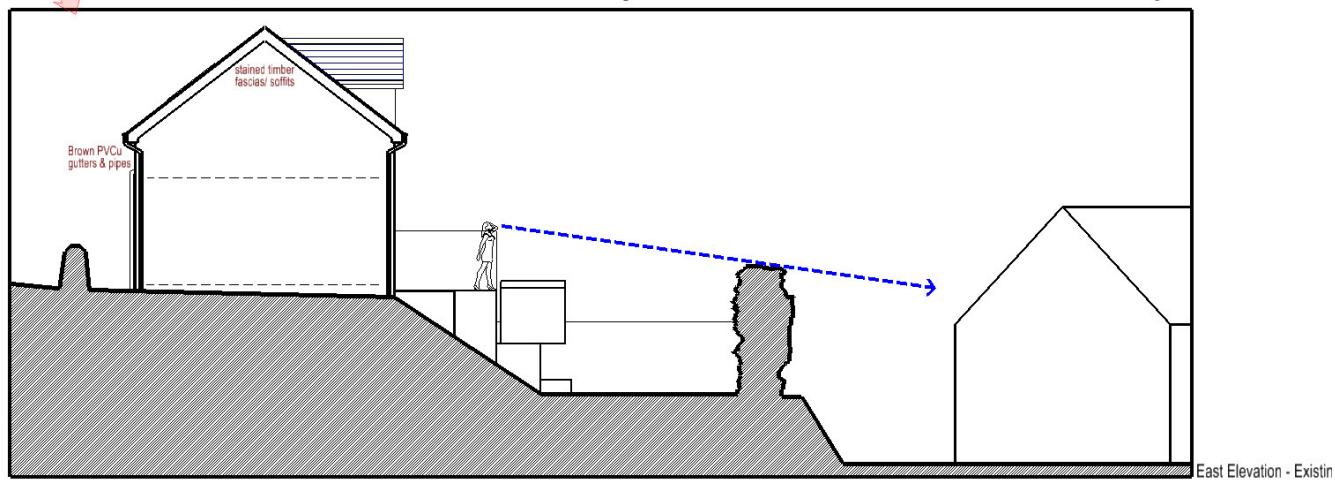


Ground Floor Plan - Proposed



First Floor Plan - Proposed

Due to the gradient of the site there is little outdoor recreational space so it is proposed to extend the front terrace to provide this much needed amenity space. The terrace will extend out over what is currently a garden area, the space below the terrace will be utilised as a small parking area. A 1.1m balustrade will be provided to the north east terrace edge constructed of dark grey metal framing and glass infill panels, to the north west will be a planter with a 1.1m trellis balustrade and planting to form a green living wall, this will not only aid privacy and avoid overlooking issues but provide an attractive green façade to the building. It is understood that the planning officer had concerns regarding the extended terrace but as can be seen from the site section below, privacy to the neighbours to the north and east will not be compromised, a higher 1.8m boundary fence to the east is proposed to improve privacy, the high hedge to the north will continue to maintain privacy.



3.1. Access

The existing drive access will be widened to 5m to improve access; this is onto an un-adopted highway.

The existing garage is not large enough for modern vehicles; demolition will improve parking facilities by providing 2 parking spaces plus a further space for a small car under the terrace.

No alteration to refuse & recycling is proposed

There is a foul sewer on Sycamore Lane, although there is on site foul drainage into the mains a new connection to the sewer may be required for the new property layout.

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
designSpace
Stonehill
Rockside Road
Sheffield
S36 9RB
Tel: 07968 111257

*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.



Example of weavers cottage

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.



New Dwelling, St Johns Drive, Grantham

A building of three parts currently under construction; two curved sedum planted roofs, slicing into a central 'modernist' box reduced the apparent scale 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.