

September 2016

Design & Access Statement

No 19-21, Prospect, Thurlstone. S36 9RA



1.1. The Site & Surrounding

The site is located on the edge of the semi-rural village of Thurlstone approximately 1 mile from the market town of Penistone and 7 miles from Barnsley and access to the M1 motorway network. Thurlstone is predominantly residential but with some industry located alongside the river Don. Although the majority of buildings are located on the northern valley side, the village spreads out to the southern valley on which Prospect is located. Facilities within Thurlstone consist of primary school, public house and takeaway, further amenities are located within Penistone and Penistone Grammar School is nearby. Thurlstone has a conservation area which extends across the valley to include the houses on Prospect, the area is noted for its stone weavers cottages, the wider area consists of a mixture of stone, brick and render houses with slate, concrete tile or stone slate roofs.

Houses on prospect are generally stone built two storey terraces with slate roofs, the houses were originally designed to face the river valley and the facades on the north elevation reflect this, being of a grander more ordered nature than the south side (roadside) which tends to be the service side - housing outbuildings, garages, soil pipes and smaller more random window arrangements, this roadside elevation is white rendered.

To the east is an isolated detached property screened by woodland, to the north is the river Don Valley with further woodland on the valley sides. The access road (Prospect) is cut into the hillside with a cliff face to the south where the B road (Rockside Road) climbs up the hill. The application site is the end terrace to the eastern end of Prospect, the road here is a dead end the only passing traffic is for the detached property to the east and the surrounding woodland means the application site is very secluded.



Aerial View

1.2. Planning Policy & Consultation

There are no previous planning applications for the dwelling.

The height of the proposed two storey extension and proximity to the boundary requires a householder planning approval; the site is within a conservation area so conservation area approval is required for demolition of the lean to porch and the small outside WC.

The applicant consulted with planning Officer Robert Tollyfield, 2016/ENQ/00538, who suggested that 'Based on the information submitted, it is likely that the Council would be able to support an application if one was made'.

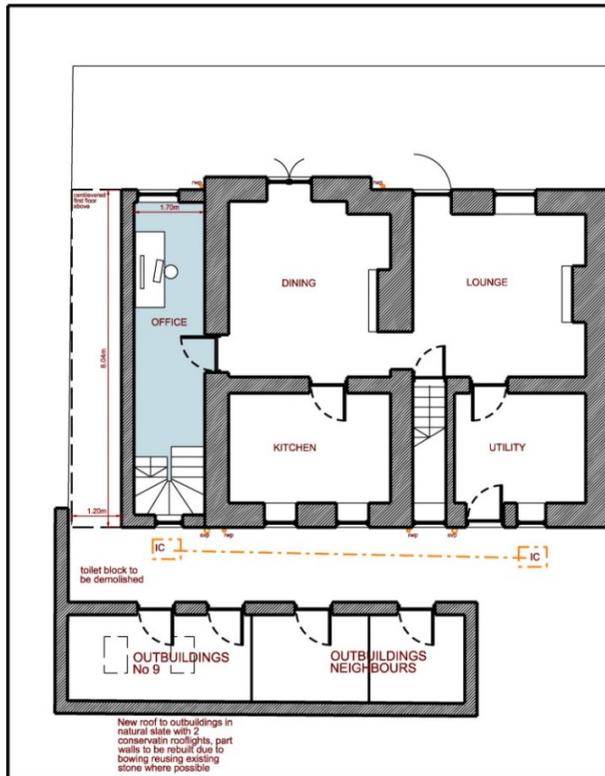
2.1. Use & Amount

The proposal is to extend the property over two storeys to the side of the existing; the ground floor will be set in to allow for an external path to access the rear garden, accommodation at ground floor will be a study and a new stair to access the new bedroom and en-suite at first floor level.

The extension will provide 34sqm of internal floor space.

The proposal will require demolition of the small lean to porch on the side of the building and also the small tin roofed block construction external WC that adjoins the boundary, both of these additions are of a poor quality and it is felt their removal and the addition of a high quality extension in matching materials to the house will be an improvement to the conservation area.

As part of the application for conservation area consent it is proposed that repair work to the outbuildings is incorporated, this includes rebuilding of heavily bowed stone walls and re-roofing which incorporates the addition of two conservation style rooflights.



Ground Floor Plan - Proposed



First Floor Plan - Proposed

2.2. Scale & Appearance

The scale of the proposed extension is in keeping with the scale of the existing terraces, the ridge and eaves heights will match that of the existing, the riverside elevation will have a set back from the gable projection to align it with the main elevation of the house, this elevation will be in stone a good match with the existing and coursed in. The roadside elevation will match in with the existing white rendered elevation and the existing soil pipe will be used to hide any join in the render, the roofing will be in a matching blue grey slate.

The works are of a very similar scale and design to the extension that was added to the east end of the terraced block and as can be seen from the street elevation below, the proposal will balance the elevation. Although there is often a requirement to have a setback to the roadside elevation of any extension to allow the main elevation of the existing house to remain the principle read, there are a number of reasons why this would not be the correct approach:

- The extension to the eastern end of the block does not have a setback and so a setback to the proposal would unbalance the whole building.

- The building as originally designed is facing the riverside and the roadside elevation is the service side (back) of the building.

- The join of old and new can be dealt with as mentioned above.

- The extension is at the end of a dead end road and a secluded site.

It is proposed to incorporate conservation style rooflights to the front and rear roof and also to the roof of the outbuilding's, along with repair work to the walls all of which will be to a high standard reusing existing materials or sourcing reclaimed or materials of a good match.



North Elevation - Existing



North Elevation - Proposed



South Elevation - Existing



South Elevation - Proposed

EXISTING

PROPOSED

3.1. Access & Sustainability

No alteration to the highways access is proposed

There is sufficient off street parking for the increased property size.

No trees are affected by the proposal

Emergency services can gain access to the property from Prospect

Refuse & recycling area will remain as the existing.

The property will utilise the existing mains sewer system, no alterations to this are required

Surface water will be dealt with on site with soakaways.

The building will have a high level of insulation and look to reduce energy demand wherever possible.

4.1. 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 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.