



**Planning Design & Access  
and  
Heritage Statement  
For  
*3 The Old Vicarage, Shrewsbury Road, Penistone, Sheffield, S36 6DY.*  
on behalf of V Jones**



ARCHITECTURAL PRACTICE

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## Introduction

This Design & Access and Heritage Statement has been prepared by France + Associates Ltd on behalf of Wrigleys Solicitors LLP, acting in the interests of a private client to support an application for planning permission at 3 The Old Vicarage, Shrewsbury Road, Penistone, Sheffield, S36 6DY:-

- Convert existing integral garage into a Therapy Room.
- Removal of the existing garage door and infill the existing garage opening with a timber wall and window.
- The formation of a new entrance door and associated temporary ramp within an existing south-facing window opening.

The purpose of this document is to assess the impacts of the proposal on heritage assets as well as its impact on the surrounding area. It is the responsibility of the LPA under section 12 of the national planning policy framework (NPPF) to consider the impact of this development and this statement is intended to assist that process.

The property currently does not provide wheelchair access into the applicant's home and if the proposals are accepted by the Local Authority, the dwelling will provide a much needed adapted home.

All the proposed alterations are temporary and fully reversible, with the intention that the original garage opening and window arrangement can be reinstated in the future if required.

The application by plans, section and elevations as set out below:

- PL001 – Location Plan
- PL100 – Existing Plans and Elevations
- PL101 – Existing Elevations
- PL200 – Proposed Plans and Elevations
- PL201 – Proposed Elevations

The purpose of this statement is to provide a detailed description of the site and its surroundings and outline the principles behind the development of the site.

## Heritage Statement

### Site Description

3, The Old Vicarage is a relatively new property built circa 14 years ago and sits within the curtilage of Penistone conservation area in a small residential road off Shrewsbury Rd. The building reflects the traditional domestic scale, materials, and proportions typical of properties in the area.

The proposals respond to modern functional requirements while respecting the architectural integrity, character, and significance of the property and its setting.

The existing garage opening will be infilled using a Millboard (or similar) composite board and batten clad (Anthracite) on timber-framed wall with a window, designed to:

- Reflect the proportions and rhythm of existing openings,
- Use materials sympathetic although contrasting to the host building, and
- Remain visually subordinate to the original structure.

The infill will be constructed in a manner that avoids permanent alteration to surrounding masonry, ensuring that the original opening can be reinstated without harm to original fabric.

It is to be noted that the proposed minor alterations have no impact on surrounding properties due to the small scale of the works and the location of the property itself and the surrounding properties.



Source- Sheffield Council

### Project Description

It is proposed for minor alteration work to adapt the current property to allow wheelchair access and additional facilities to meet the needs and requirements of the applicant.

To facilitate these needs, the existing garage will need to be converted into a therapy room, by removing the existing garage door opening and installing a cladded stud wall and window within the original garage opening structure. The proposal will also involve alterations to an existing window on the south facing elevation, to provide a new external ramp and entrance into the property, where a lift is to be positioned internally.

### Assessment of Impact

#### *Impact on Fabric*

No significant fabric will be removed or lost. Alterations are confined to existing openings and all interventions will be carried out using non-invasive techniques, ensuring full reversibility.

#### *Impact on Character and Appearance*

The design respects the scale, materials, and detailing of the existing building. The timber infill and window will sit comfortably within the established architectural language of the property, resulting in only minor and reversible visual change.

#### *Reversibility*

A key principle of the scheme is reversibility. The garage opening and window configuration can be reinstated in the future with no permanent loss.

### Planning Policy Context

#### *National Planning Policy Framework (NPPF)*

The proposed alterations have no significance, impact, or loss on the surrounding area due to the minimal works intended and its visibility within the surrounding area.

The proposals have been assessed in accordance with the heritage policies of the National Planning Policy Framework (NPPF), in particular:

- Paragraph 197 – sustaining and enhancing the significance of heritage assets and supporting viable uses consistent with their conservation.
- Paragraph 199 – giving great weight to the conservation of heritage assets, proportionate to their significance.
- Paragraph 202 – allowing proposals that result in less than substantial harm where this is outweighed by public benefits.
- Paragraph 203 – requiring that any harm is clearly and convincingly justified.

## *Sheffield Local Plan – Policies*

The proposals also accord with the heritage policies of the Sheffield Local Plan, in particular:

- Policy NH72 – Conservation Areas

These policies support sensitive adaptation, ensuring the preservation of interest while allowing viable use.

### Conclusion

The proposals are driven by the need to provide safe, dignified and practical access for the current tenant. Both national and local policy recognise that the best way to adapt properties within a conservation area, is to keep provide a viable and inclusive use.

### Design Statement

#### Use & Amount

It is proposed for minor alteration work to adapt the current property to allow wheelchair access and additional facilities to meet the needs and requirements of the applicant.

To facilitate these needs, the existing garage will need to be converted into a therapy room, by removing the existing garage door opening and installing a cladded stud wall and window within the original garage opening structure. The proposal will also involve alterations to an existing window on the south facing elevation, to provide a new external ramp and entrance into the property, where a lift is be positioned internally.

#### Layout, Scale and Landscaping

The layout, Scale and Landscaping will remain unaffected by this proposal.

#### Appearance

The proposed physical appearance of the proposed infill to the garage opening is to compliment the existing host dwelling and be in keeping with the existing traditional form.

Traditional materials will complement the character of the immediate vicinity and create a more positive effect on the built form.

#### Access

Access to this property is the key to this proposal. From level access into the property and throughout, incorporating larger door openings to facilitate wheelchair access and large open spaces.

There are no new access roads proposed and the location for access to the dwelling for vehicles will remain as existing and is not proposed to change.

Access to the new entrance area is to be wheelchair accessible for the applicant. This will allow them to safely access their home and outdoor space.

Access internally includes widened doors, lift provisions and level thresholds throughout. This will allow the applicant to access the entirety of their home and significantly contribute to their independence.

### Conclusion

We conclude the minor alterations compliment the existing dwelling and aims to replicate the architectural styles of the surrounding area, to be in keeping with the existing properties. The proposal has a positive impact on its vicinity whilst providing a fully accessible home for the applicant.