Silkstone Common

Residential Property Front Elevation Dormer Study



Map 1: Silkstone Common Front Elevation Dormer Map

Key

	Application site
??	*Dormer on front elevation*
	South Yorkshire Buildings



Map 2: Silkstone Common Front Elevation Dormer Feature Map

Introduction

This document has been prepared on behalf of the applicant (Mr & Mrs Greaves). This assessment is part of a package of documents being submitted to Barnsley Metropolitan Borough Council (BMBC) in support of a planning application in respect to the property of 29 Moorend Lane.

It is understood that the planning application is to raise the level of roof to provide additional living accommodation and include front and rear gable dormers within the roof.

The nature of change from the existing development would need to be assessed against the adopted SPD: Housing Extensions. Therefore an assessment of dormer windows (hereafter referred to as 'dormers') on the front elevation of existing residential properties within the Silkstone Common area is required. A previous dormer assessment was undertaken in April 2014 which was submitted as further information to a recently approved permission, this has been refreshed.

This document will explain how the assessment was undertaken, the different types of dormers that are available and an explanation into their individual features, further information regarding the historically significant development of South Yorkshire Buildings, photographs of the relevant dormers and the conclusion to the assessment.

Nature of the Assessment

The previous assessment from April 2014 was mainly undertaken remotely and on reflection was considered incomplete. The re-assessment of front elevation dormers in the area was carry out on foot where each road was walked on three different occasions and all relevant dormers on properties were recorded and photographed.

Three sets of maps were reviewed and a definitive map was collated. Two maps have been produced (Map 1 and Map 2). Both are considered complete and provide the location of the front elevation dormer and front elevation dormer features within Silkstone Common.

It was also considered that the assessment in April 2014 used a contracted definition of a dormer and following further study additional dormer types were understood and subsequently located within Silkstone Common.

Types of Dormers

Within the style subsection of the adopted SPD: House Extensions (page 19) two styles of dormers are mentioned; pitched roof (or otherwise known as a gable fronted or simply a gable) dormer and flat roof dormer. The document stating that vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area.

The origins of dormer windows (or just dormer) dates back to the late 16th Century (denoting the window of a dormitory or bedroom): from Old French *dormeor* 'dormitory', from *dormir* 'to sleep'. Varying styles of dormer have evolved as architectural styles change and therefore many different types of dormers exist.

To ensure the assessment was conclusive, all styles of dormer would have to be known, assessed and recorded if present. The main styles of a dormer have been categorised as follows;

- **Gable fronted dormer**: Also called simply a gable dormer, the front of this dormer rises along a flat plane to a point at the ridge of the dormer roof;
- **Hip roof dormer**: This style of dormer is an analogue to the hip roof—its roof is composed of three sloping planes that converge at the ridge of the dormer;
- **Flat roof dormer:** The roof of this dormer is flat and parallel to the ground with a frontal eave that parallels the main roof eave;
- **Shed dormer:** This dormer also has a flat roof but the roof slopes downward at an angle somewhat less than that of the surrounding roof. Its front eave line is, again, parallel to the main roof eave line. Shed dormers can provide more attic space and head room than gable dormers, but cannot be the same pitch as the main roof and may therefore require different roof sheeting. Often used in gable-roofed homes, a shed dormer has a single-planed roof, pitched at a shallower angle than the main roof;
- **Wall dormer or half dormer:** This is a dormer whose facial plane is integral with the facial plane of the wall that it is built into, breaking the line of the eaves of a building;
- **Eyebrow** or **eyelid dormer:** A low dormer on the slope of a roof. It has no sides, the roofing being carried over it in a wavy line. The bottom of an eyebrow dormer is flat and the top is curved;
- **Link dormer:** This is a large dormer that houses a chimney or joins one part of a roof to another; and
- **Bonneted dormer:** This is an arched roof dormer, rounded in shape when viewed from front. Popular in Victorian homes.

Definition of Dormer

Two definitions that take account of all of the different dormer types are stated below;

> "A vertical window in a projection built out from a sloping roof[1]"; or
>
> "A dormer is a structural element of a building that protrudes from the plane of a sloping roof surface. Dormers are used, either in original construction or as later additions, to create usable space in the roof of a building by adding headroom and usually also by enabling addition of windows[2]"

South Yorkshire Buildings

The South Yorkshire Buildings development is mentioned within the Barnsley Metropolitan Borough Council Supplementary Planning Guidance 35: Silkstone Parish Design Statement (adopted June 2007). The design statement states *that the development is an area of special character and interest*

[1] Dictionary.com
[2] **Dictionary of Architecture and Landscape Architecture** (Oxford Paperback Reference) by James Stevens Curl

requiring some degree of protection however did not expand on the historical significance of the development.

On reviewing the South Yorkshire Area Characterisation, further critical information was gathered regarding the development.

The South Yorkshire Area Characterisation was a merging of two major historic characterisation programmes undertaken by English Heritage; Historic Landscape Characterisation, or HLC and Extensive Urban Survey, or EUS. Within both programmes, projects had been devised on a (post-1974) county basis, with the aim of achieving national coverage. Projects were carried out by county (or equivalent) archaeological services, in conjunction with the local authorities concerned. The two approaches converged in urban areas, in particular within Metropolitan conurbations, as HLC approaches and aims are being adapted and combined with EUS methods.

The South Yorkshire Historic Area Characterisation was undertaken by South Yorkshire Archaeology Service funded by English Heritage. The Characterisation project began on the 2nd August 2004 and covered the unitary authorities of Barnsley, Doncaster, Rotherham and Sheffield.

On review the Barnsley Zone Industrial Settlements section, this explained the need for housing expansions as a requirement for the industry workers of the area. It stated a good example of an 'Industrial Settlement' is the South Yorkshire Buildings; which is of planned housing built and was commissioned by the South Yorkshire Coal and Iron Company in 1877. Planned housing is stated to conform to garden suburb design styles and surrounded by allotment gardens.

One of the important aspects of the Garden suburb style was to create a picturesque external appearance; achieved by bringing the roof eaves below bedroom ceiling level. This meant that dormer windows were needed at first floor level. These often had small tiled roofs or else lead flat roofs designed as part of the overall roofscape. Half dormers (or wall dormers), with the lower part of the window set into the wall and the head breaking through the roof eaves were common.

On reviewing the external appearance of the South Yorkshire Buildings it is apparent that the design of the roof matches the characteristics of the garden suburb style. Each house in the Industrial Settlement of South Yorkshire Buildings included a wall dormer to the front elevation.

The development build on Moorend Lane comprises of 46 properties, all include a wall dormer to their front elevation.

Dormer Feature

On undertaking the dormer assessment a noticeable number of residential properties that had a structural element of the building protruding from the plane of the sloping roof above one of the first floor windows, this could be considered a wall dormer. The feature complied with the definition of a wall dormer; the window on the same facial plane as the wall that it is built into and the eaves of a building were broken by the structure.

The eaves of the roof were broken however these dormers have been questioned and recorded separately.

Front Elevation Dormer Photographs

This section should be read in conjunction with Map 1. Map 1 shows the location within the village of each dormer, the application site and the location to South Yorkshire Buildings. Each dormer on the map is numbered and corresponds to the numbering within Photograph Section 1.

When the assessment on foot was undertaken, it was evident further residential properties with the village had dormers to their rear elevations, some of these were clearly visible from corresponding roads and could be argued to be part of that corresponding streets street scene; their location however has not been included within this study.

Front Elevation Dormer Feature Photographs

This section should be read in conjunction with Map 2. Map 2 shows the location within the village of each dormer feature. Each dormer feature on the map has been numbered and corresponds with Photograph Section 2

Photograph Section 1: Front Elevation Dormer – MAP 1

Point 1 - Viewlands



Two Hipped roof dormers on the front elevation of the residential property

Point 2 - Viewlands



A wall dormer on the front elevation above the garage

Point 3 – Viewlands



A gable roof dormer above the garage

Point 4 – Viewlands



A wall dormer above the garage, a design replicated consistently through the village

Point 5 – Viewlands



An older bungalow with distinctive centralised gable roof dormer. Application approved 2013 for two front and two read dormer windows; 2011/1249

Three dormer bungalows built in the same phase, all having large gable dormers

Points 6 to 8 – Moorland Place



Point 9 - Ben Bank Road



A recent new build property on the main road (Planning ref: 2011/1052) through Silkstone Common which includes a gable dormer on the front elevation

Point 10 – Hall Royd Lane



A recent infill development that has dormers to the front and rear of the property

Point 11 – Hall Royd Lane



Two gabled dormers symmetrically placed either side of the main door of the bungalow

Point 12 – Hall Royd Lane



A building that embodies typical local design characteristic of the village; gable end design and wall dormer built in

Point 13 – Hall Royd Lane



A flat roof dormer window placed off-centre within the roof of this bungalow

Point 14 – Hall Royd Lane



Gabled wall dormer over the garage and a further wall dormer creating balance to the development

Point 15 - Beacon Hill



This property on Beacon Hill was recently converted from a bungalow to include a second storey including two wall dormers (planning application no: 2009/1268)

Point 16 – Beacon Close



A wall dormer giving a distinctive feature to the front elevation

Points 17 to 19 – Beacon Close



Three further properties on Beacon Close all inclusive of large gabled dormers to the front elevation

Point 20 – Cone Lane



This bungalow having hipped roof dormers to the front and rear elevation

Point 21 – Cone Lane



Flat roof front and rear elevation dormers are features of this bungalow

Point 22 – Cone Lane



Two flat roof dormer windows to the front elevation creating symmetry in the built structure

Point 23 to 25 – The Meadows



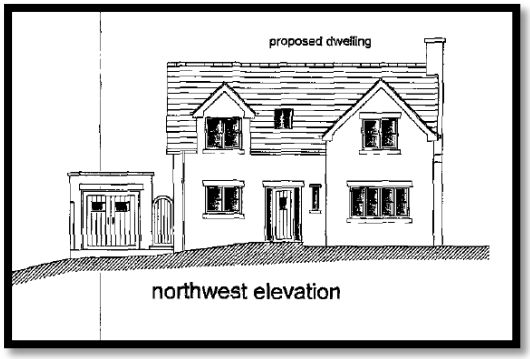
Three neighbouring properties including gable dormers

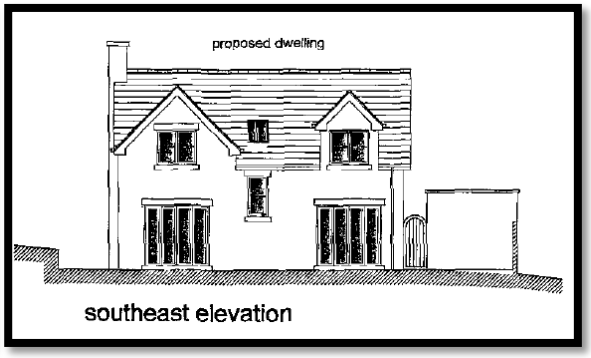
Points 26 to 31 – Ladyroyd



Three storey housing development including extensive gable dormers to 6 properties

Point 32 – 12 Cone Lane (planning ref no: 2012/1293)





This recently permitted infill development has wall dormers with a pitched roof to the front and rear elevations

Points 33 & 34 – Ben Bank Road



Two bungalows that have flat roof dormers on both the roof lines and very prominent on the main road through Silkstone Common (B6449)

Point 35 – Knabbs Lane



A bungalow that includes a flat roof dormer which is on the B6449

Point 36 – Knabbs Lane (close to Silkstone Common railway station)



A flat roof dormer on the front elevation on a property in a prominent location within the village

Point 37 – Woodland Rise



A flat roof dormer on the roof line and is highly visible from the road

Points 38 & 39 - Stonecroft Court



A small gabled dormer in the central position between the two gable ends on both properties

Point 40 - Knabbs Lane



Two wall dormers with gable roofs to the front elevation. The property is on the main B6449 through Silkstone Common

Various building designs along Black Horse Drive all including dormers of gabled wall dormer design

Points 41 to 44 – Black Horse Drive



Points 45 to 49 – Black Horse Drive



Point 50 – Black Horse Drive



Points 51 & 52 – Black Horse Drive



Points 53 & 54 - Nether Royd View



Points 55 to 58 - Nether Royd View



Various building designs along Nether Royd View including pitch roof dormer windows

Point 59 – Nether Royd View



Point 60 – Moorend Housing



This bungalow has two gabled dormers within the roof, (unfortunately one being obscured by the vegetation)

Points 61 to 72 – Moorend Housing

Moor end Houses is block of eleven terrace houses that all include dormers on the principle elevation. They range in sizes and design type





Points 72 to 78 - Moorend Lane



Six properties that form the front of the South Yorkshire Buildings development, all properties include wall dormers on the first floor

Points 78 to 118 - South Yorkshire Buildings



All remaining 40 properties forming South Yorkshire Buildings having a wall dormer to the first floor





Point 119 - Moorend Lane



This property located on Moorend Lane is similar in roof style to South Yorkshire Buildings. The roof eaves fall below bedroom ceiling level with the lower part of the window set into the wall and the head breaking through the roof eaves. A wall dormer is included on the first floor level.

Photograph Section 2: Front Elevation Dormer Feature – MAP 2

Points 1 to 4 – Ben Bank Road



The dormer feature above the garage on 4 properties prominently placed on the B6449

Points 5 to 23– Black Horse Drive



Three different housing designs that have the dormer features included





Points 24 to 31– Stone Croft Court



The 3 different housing designs including the dormer feature that balances the housing design



Points 32 to 46 – Ladyroyd and The Meadows





The 3 different housing designs that cover the 14 properties



Conclusion to Front Elevation Dormers Study

This study focused on assessing the amount and location of front elevation dormers on residential properties within the village of Silkstone Common; the study achieved this outcome. The study found further properties that by definition could be classed as a dormer. However, due to the position of the window lintel in relation to the roof eaves this threw doubt on their inclusion. This is why they have been documented separately.

The results from the study highlighted that there are a considerable number of dormers of varying styles present within the village. The key findings of the study are highlighted below;

- There are 118 built residential properties within Silkstone Common that have dormers on the front (principle) elevation;
- There will be 119 front elevation dormers on residential properties within Silkstone common when Point 32 is constructed. This is a plot with planning permission and in the process of being built. The design includes front and rear elevation dormers;
- There are 46 residential properties within Silkstone Common that have dormer features on the front (principle) elevation;
- Combining the results of both outcomes (dormers and dormer features) then there are 165 residential properties within Silkstone Common that include dormers;
- Dormers are present on Moorend Lane at points 72, 73, 74, 75, 76, 77, 78 and 119;
- There are 8 dormers present on the adjoining road of the application site (Viewlands leading onto Moorland Place),
- There are 4 residential properties (bungalows) that have been included within the study results as the bungalow design did not have a sloping roof on the principle elevation. Flat roof dormers are on each bungalow's sloping roof and set back from the front of the property however form part of the principle elevation. All these dormers are visibly prominent;
- Dormers are a fundamental feature of the 'industrial Settlement'; South Yorkshire Buildings;
- Dormers have been included on all recently constructed residential estates within the village (from 1980's to present day);
- Two hipped roof dormers are on the front elevation of the last bungalow extension (vertical) within the village (Point 15 – Beacon Hill); and
- Dormers were included on the front elevation designs of the last two constructed infill development to occur within the village (Point 9 – Ben Bank Road and Point 10 – Hall Royd Lane).