March 2025

Design, Access & Heritage Statement

15 Hall Farm Grove, Hoylandswaine, Sheffield. S36 7LJ

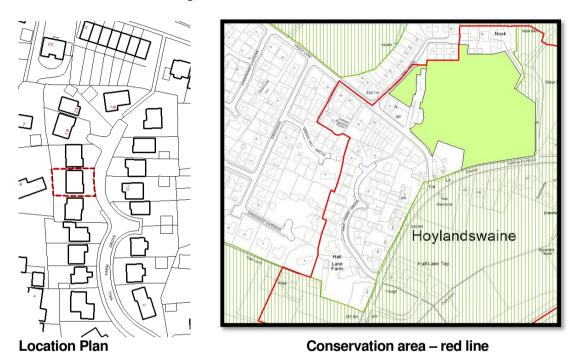
Pitched roof to replace flat roof





design space architecture RIBA Chartered Practice

1.1. The Site & Surrounding



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. To the east side of Hoylandswaine is 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 west, again with a mixture of styles incorporating granite faced bungalows, sandstone detached properties, brick built houses and rendered properties.

The application property is a four bedroom detached two storey dwelling located on Hall Farm Grove, a cul-de-sac on a relatively steep hillside that was developed approximately 35 years ago with a mixture of two storey detached houses and bungalows. The majority of the properties use the same reclaimed sandstone, and all have Marley Modern concrete roof tiles, windows of stained timber or wood effect PVC. All the houses have a driveway, open lawn and garden area to the front of the house with no walls or fences.

Although the majority of buildings on the street are in matching materials and of a similar appearance, the street scene is quite varied as the properties are of various sizes, footprints and heights and use front gables and dormers to create further variation.

2.1. The Proposal

The proposal is to install a pitched & hipped roof of natural blue grey slate to replace the existing GRP flat roof with pyramid rooflight, this is due to continued leaf fall causing maintenance and subsequently damp issues to the flat roof.



2.3. Scale & Appearance

As can be seen the pitched roof has modest impact, it is more in keeping with the surrounding buildings it has no impact on overshadowing of neighbours. Although the predominant roof finish on the street is grey brown concrete tiles it is proposed to use a natural blue grey slate which is a higher quality finish and will avoid moss build up which the concrete tiles suffer from.

2.4. Summary

Although the proposal is to the rear of the property in a private garden that is not overlooked and is at a lower level to the neighbour above and separated by a 1.8m fence we believe the introduction of a natural slate pitched roof would have offer an improvement to the conservation area.

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 weaver's cottage

New Dwelling, Rockside Road, Penistone

Designed in a conservation area well renowned for its weaver's cottages, the row of high level windows and industrial steel trusses give the building its historical reference in a contemporary open plan home.

*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.