

April 2018

Design & Access Statement

18 Green Road, Penistone. S36 6BE



1.1.The Site & Surrounding

The property is a terraced dwelling on Green Road, Penistone, in a predominantly residential area and the Penistone conservation area. The property is approximately 100 years old and is constructed from a stone frontage and red brick to the rear with a slate roof, it is a three storey building with the top storey in the roof structure. The rear has an original two storey projection and there is a more recent single storey rear extension all in matching materials, there are rooflights to the front and rear of the property.

The property has a good sized plot to the rear extending beyond the other properties back gardens and incorporates a recent double garage constructed in stone.

The conservation area extends into a dip behind the properties which is part of Cubley brook, in which there are a number of detached properties of varying ages, these are at a lower level to the application property.

The application is to form a dormer window to the rear roof to increase the first floor accommodation, with an additional en-suite bathroom and larger bedroom.



Aerial View

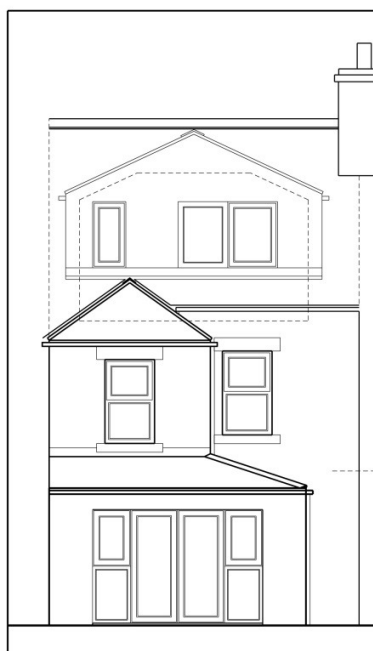
1.2. Planning Policy & Consultation

Generally rear dormers fall under permitted development rights but as it is within a conservation area the proposal will require a householder planning application.

The design was submitted for a pre application enquiry, the conservation officer Tony Wiles made the following comments

1. The site in question already benefits from several previous extensions. The addition of such a dormer would be considered an overdevelopment of the dwelling leading to an unbalance.
2. This is accentuated by the fact that it would be visible from several properties to the rear, which also lie within the conservation area.
3. It is felt that the addition of such a dormer would not be in keeping with the character of the surrounding dwellings or with the conservation area as a whole. It may set an unwanted and unacceptable precedent in the area.

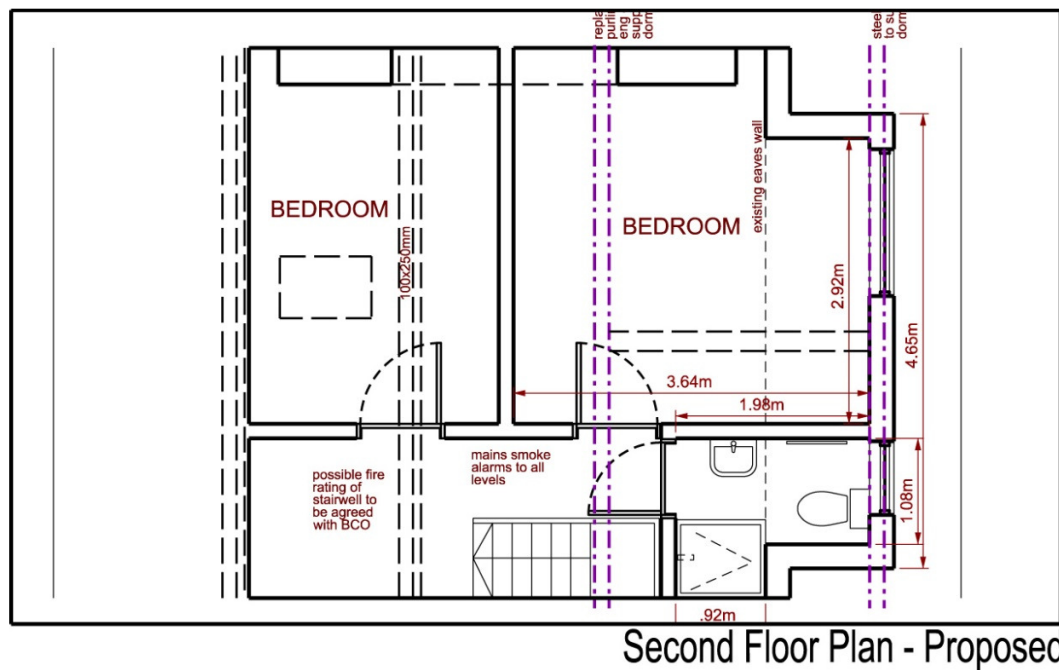
Following a conversation with the conservation officer the applicant agreed to explore further options for the design of the dormer and to demonstrate the visual impact the proposal would have on the properties in the conservation area; if it was demonstrated that there was little or no detriment to the views from those properties along Cubley Brook then the proposal may gain his support.



South Elevation - Proposed

The proposal submitted for a pre application enquiry

2.1. Use, Amount & Layout



The proposal will extend an existing single bedroom and add a small en-suite bathroom in the existing roof space, the additional space will be created by a dormer roof to the rear elevation.

2.3. Scale & Appearance



South Elevation - Proposed

The dormer roof is the only external alteration required to the property, it replaces an existing large rooflight, there are further rooflights to the adjoining properties either side. After consultation with the conservation officer the design was changed from a single gable roof dormer to a double hipped roof with internal valley, it is felt this addresses the concerns about the impact on the conservation area by reducing the scale and utilising a more traditional size and shaped dormer.



The dormer roof will be in a matching slate and the dormer walls and cheeks will be clad in a matching slate, the gutters pipes and windows will be in a slate grey PVCu all of which will allow the dormer to blend in with the roof and so have no detrimental impact on the conservation area as can be seen in the montage above. The above photo is also one of the few views there will be of the proposed dormers as all the properties to the rear and in the conservation area are at a lower altitude.



The photograph above demonstrates the busyness of the rear of the properties on Green Road with original two storey projections, more recent rear extensions, chimneys, rooflights, dormers etc. It is suggested that a further dormer to the rear elevation will be in keeping with this busy elevation.



Dormers The Green



Dormer The Green



Dormers Green Rd oppsite application



Dormers Unwin Street



Inset roof terraces on the recent development corner of Green Road / Mortimer Road

The photos above demonstrate the frequency of dormer windows to this part of the conservation area, it should be noted that the majority of these are on the principal frontages. There is also a recent development of apartments which have an inset roof terrace arguably no less intrusive than a dormer window.

4.1. Contact

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Architect:

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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 & traditional 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.