Bluebell Farm
Design & Access Statement

The Site

The site is at the entrance to a significant residential area with a range of domestic properties, some converted but also with considerable new build to the northern boundary. The area has character and quality and provides up market domestic properties befitting the location. The application site is occupied by a dated bungalow, somewhat neglected and a poor neighbour to the better units. A new bungalow was approved to replace the existing unit but it has a suburban aesthetic and the current site owner is unhappy with the plan and general appearance. The proposal does not meet the opportunities of the site or contribute to the character of the area overall.

Access

Access is gated off Hermit Hill and the proposal has no traffic issues as only a replacement unit is envisaged.

The Proposal

The proposed new house has an overall footprint slightly smaller than the earlier approved unit. It has the same number of bedrooms but with modern facilities. The ground floor has similar spaces but organised in a more interesting way and the conservatory of the earlier scheme is absorbed into the building as a sunroom (facing south) The overall height of the house is generally a metre less than the earlier approved bungalow and the element of the proposed house which is higher to the northern end is only the same height as the bungalow. Overall the impact is less in scale.

Design

The house is designed to maximise sunlight penetration and to access countryside views. It has simple traditional elements locked together in its basic form. Openings are simple and some rooms at ground floor do have an arched treatment to add interest and light and to reflect traditional practice in the Penistone area. The small balcony to the master bedroom will be glazed and from even close distances will hardly be apparent against the openings to the wall.

Summary

The proposal is less in overall scale than earlier proposals and it provides a quality unit in line with general Council aspirations for the Borough and its attraction for incoming

investors and residents. The house has high levels of amenity and its appearance is in keeping with quality development in the Penistone area.