

February 2023

Design, Access & Heritage Statement

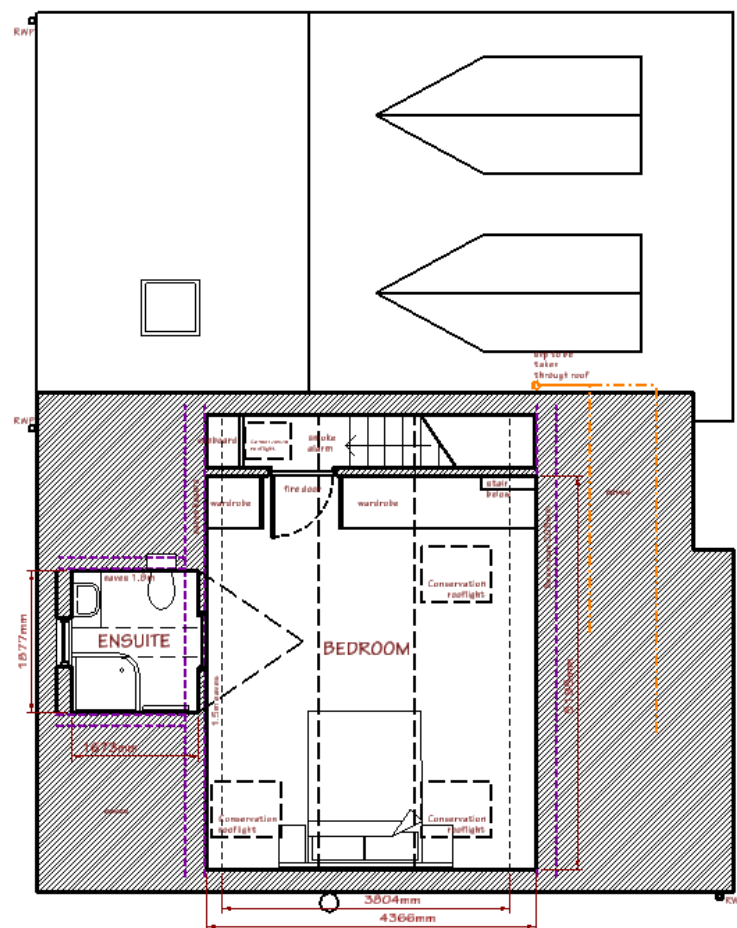
17 Hall Farm Grove, Hoylandswaine, Sheffield. S36 7LJ

Loft conversion to include raising the roof and rear dormer



2.1. The Proposal

The proposal is to create a further large bedroom utilising the roof space of the property which will be raised slightly at eaves (450mm) and ridge (pitched increased from 30' to 35') to provide sufficient internal space along with a rear pitched roof dormer which will provide space for an ensuite, there will be a few conservation style roof lights to front and back.



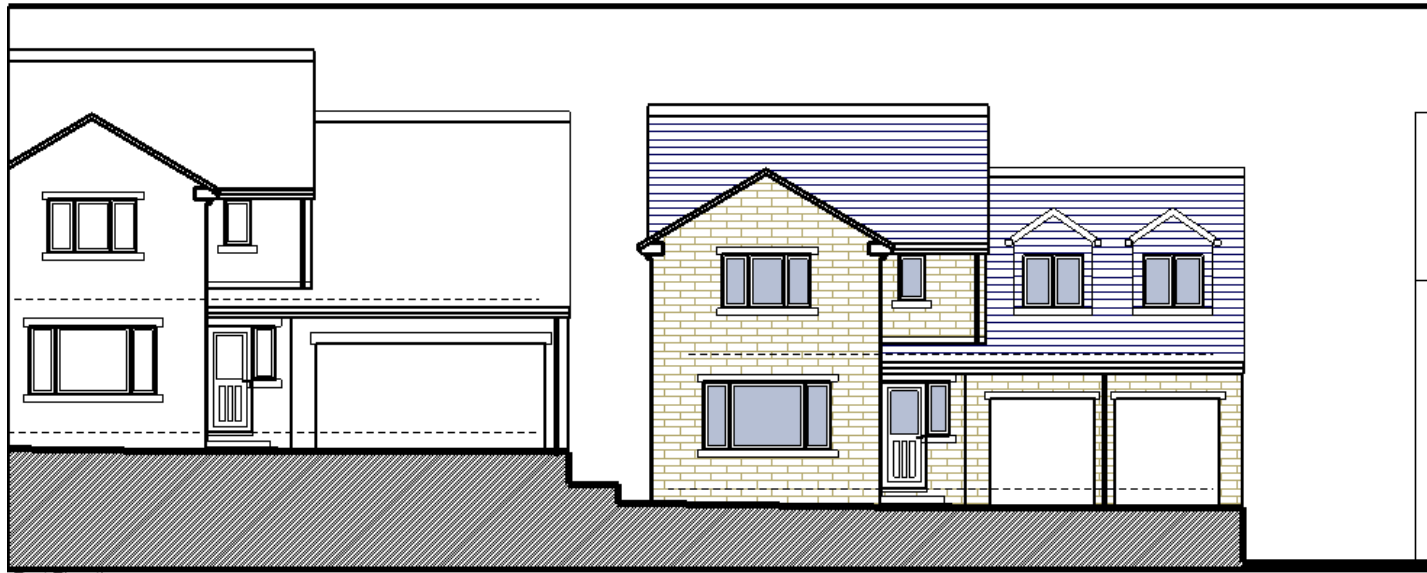
Proposed Loft Plan

2.3. Scale & Appearance

Although the roof needs modifying in order to create the new accommodation, the proposals are modest and in keeping with the surroundings. The 450mm increase in the height of the walls still remains considerably lower than the eaves of the neighbouring property (No15) which sits at a higher elevation and the modest 5' pitch increase again is just enough to allow the accommodation to function and means the ridge line is no higher than the neighbouring property; this is demonstrated in the elevations and montages below.

A pitched roof dormer is proposed to the rear roof, justification for this is in the front dormers to the applicants building over the garages and other properties on the street and to the rear, the rear dormer does not create any overlooking issues and the window will be obscure glazed.

Low profile conservation roof lights will be used front and back; walls and roof materials will carefully match the existing, the dormer cheeks will be in a grey PVC board to blend with the grey roof tiles



East Elevation

Existing



East Elevation

Proposed



Existing Street scene



Proposed Street scene

2.4. Summary

We believe the proposal would have no detrimental impact on the conservation area, it respects ridge and eaves heights and the gradient of the street; it is in matching materials and does not affect overlooking or create excessive overshadowing, it is also consistent with the variety of the properties on the street.

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.