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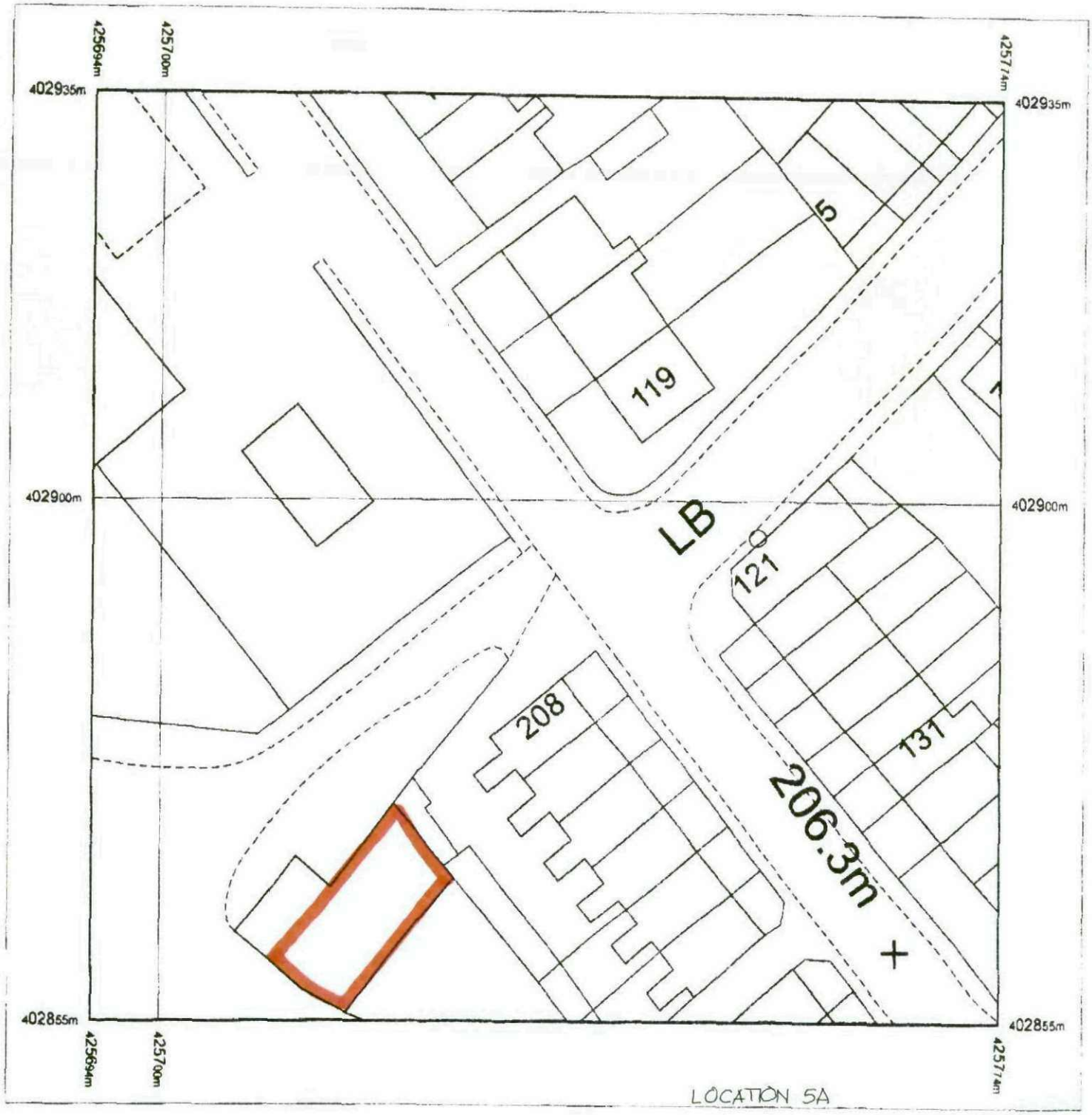

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 10 20

Scale 1:500

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Serial number: 00001400
Centre coordinates: 425734 402895

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site www.ordnancesurvey.co.uk

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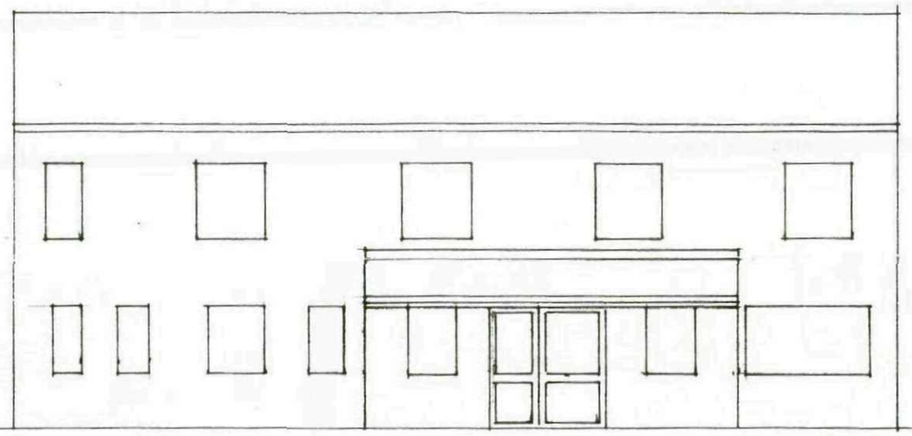
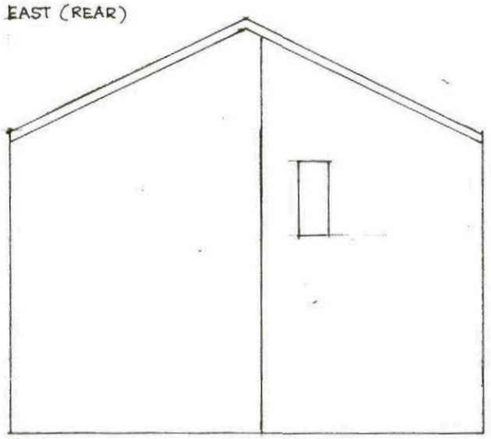
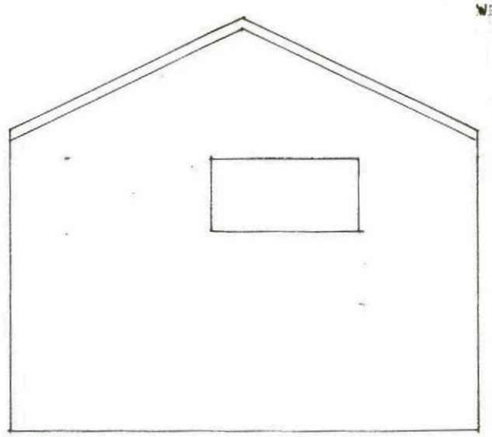


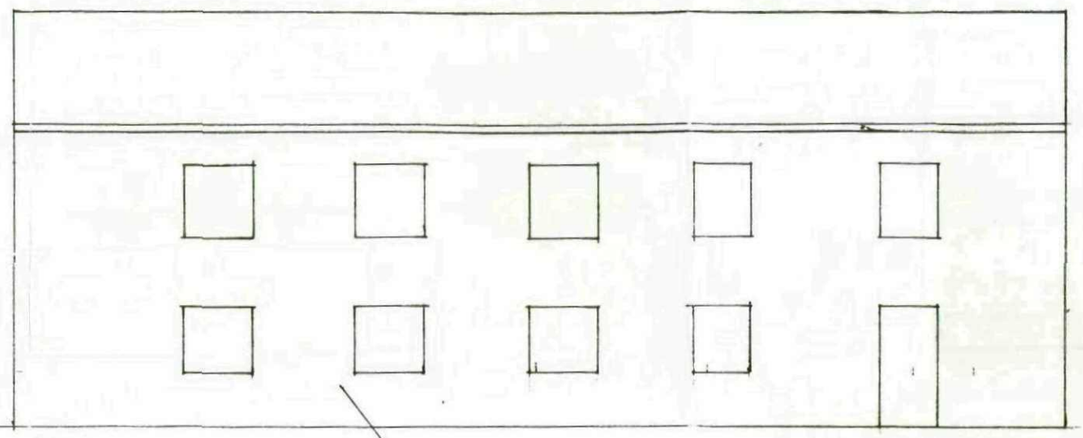
EAST (REAR)



SOUTH



NORTH



WEST (FRONT)

LIVE/WORK UNITS SHEFFIELD ROAD PENISTONE - LAYOUT AND ELEVATIONS DRG A1 4/2012 1:100 1:500

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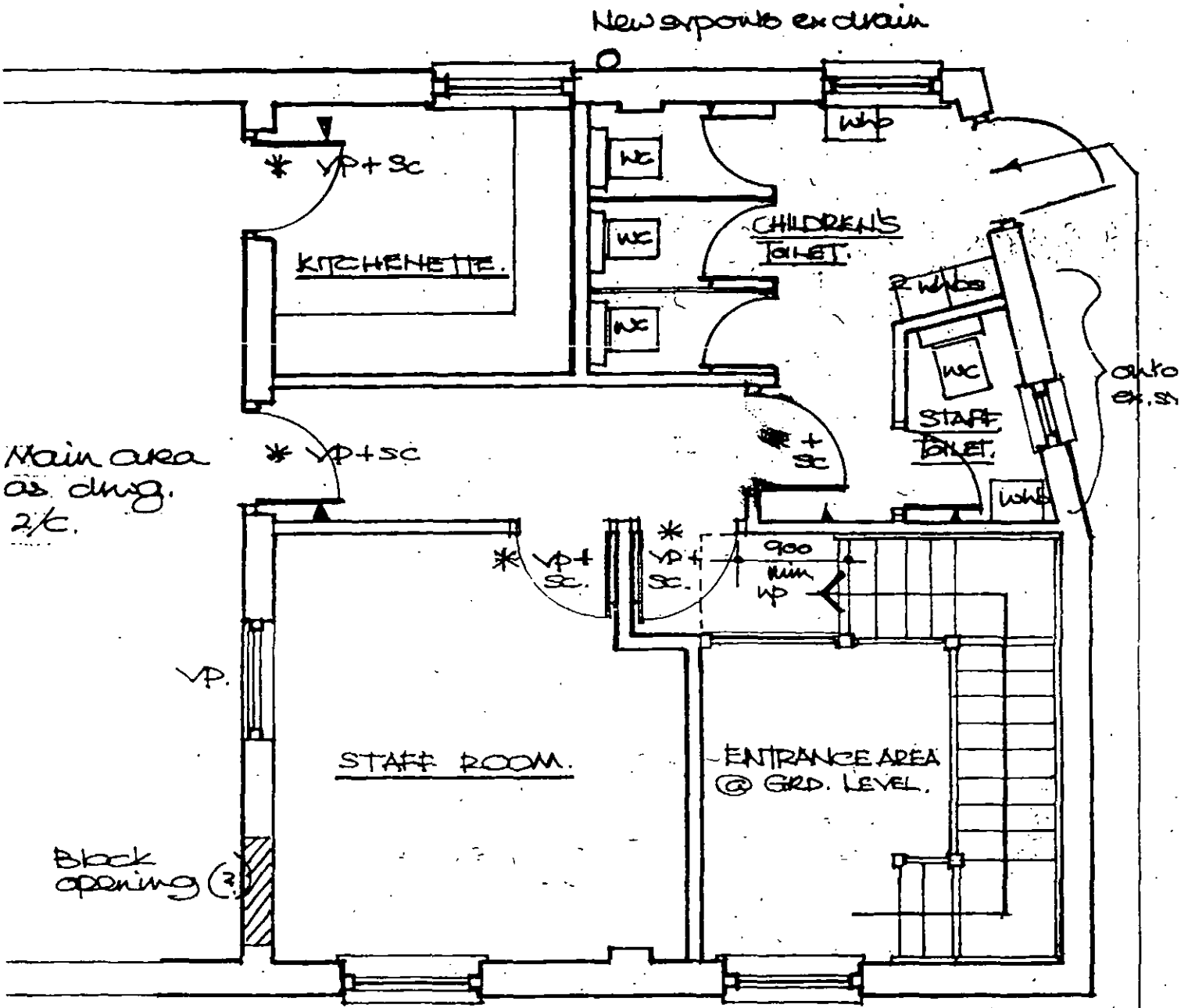


Opening increased in width to provide clear opening of 850 mm between open door & frame opposite door to provide disabled access / emergency exit to have level landing guarded with stepped ramped approach externally. Fit accessible threshold.

EXISTING 1ST FLOOR

EXISTING G.F.

2C

685 975 550 1800 550 975 685

3700 585 2330 585

EXIT

ILLUMINATED EXIT SIGN

SMOKE DETECTOR

RWP

D7

EXIT ILLUMINATED EXIT SIGN

570 700 940 1230 420 510 810 373

RWP

SVP

D6(FD30S) 826 DOOR

KITCHEN / FIRST AID ROOM

DISABLED TOILET

CHILDRENS TOILETS

D8 826 DOOR

NEW PARTITION

SMOKE DETECTOR

DOOR TO HAVE MIN 900mm CLEAR WIDTH WHEN OPEN

D10(FD30S) 826 DOOR

smoke detector

ZONE 2

ZONE 1 - MAIN AREA

CORRIDOR

D5(FD30S) 826 DOOR

D9 826 DOOR

EL EMERGENCY LIGHT

VISION PANNEL

REST ROOM

CLOAK AREA

D3(FD30S) 826 DOOR

STORE ROOM

UP

D3(FD30S) 826 DOOR

smoke detector

EMERGENCY LIGHT

D4(FD30S) 826 DOOR

D2(FD30S) 826 DOOR

FE (FIRE EXTINGUISHER)

D1

7580

2725 1125 1605 1115 1710 1125 1585 3033 930 2075

Transparent planning laws will help objection to new flats

ASK THE ARCHITECT

Jonathon Wingfield

QUESTION: We recently moved into a large Victorian semi on a quiet tree lined cul-de-sac. Most of the other houses are similar in scale and design. Last year, a local developer applied for planning permission to demolish a house and replace it with a block of 12 apartments, all of which were to have two bedrooms. Luckily it was refused. We have now received a letter from the council informing us that he has submitted a new application and we have 28 days to object. Although the houses are quite large it seems outrageous to us that 12 families could end up living on a site where there was once just a single detached house. The last thing we want are yuppie types tearing up the road at high speed. It certainly seems to have mobilised our neighbours and there is a real sense of the old "Dunkirk spirit". Can you provide any advice as to how we can make the most out of our objections and stop this development?

Answer: Having not seen the design proposals, I am unable to comment on whether they are appropriate for the location. However, we are extremely lucky in this country to have a transparent planning system. Every local planning office allows free access for anyone to look at current planning applications. These files include the proposed design drawings and comments made by the various consultees such as Highways and Environmental Health, together with local objections. Increasingly they are becoming available over the internet.

Initially, I suggest you have a look at this file and compare it with the previous design proposals. In particular focus on the reasons for the original refusal and see how the new designs address these. There is usually a duty planning officer so it would be worthwhile asking them to comment on whether they feel the applicant has made sufficient changes to overcome the original reasons for refusal. However, be prepared for a "without prejudice" response.

Local authorities also have a Planning Policy setting the parameters for new development. It would be worthwhile reading the relevant sections to ensure this application is not in contravention. This is possibly one of the most effective ways of gaining support. Look also into local housing demand. Is there an oversupply of apartments? However, be prepared for this to work against your argument. If the area is dominated by large family houses then apartments could be in demand, particularly from older people wishing to downsize.

One of the biggest mistakes people make when objecting to planning applications is to become over-emotional. Only soundly-based planning reasons should be used, such as the lack of amenity space, close proximity to adjacent habitable rooms or inadequate car parking etc. The more people who object using a non-standard letter then the more likely the application will be to go before a planning committee. This then affords the objectors the opportunity to address the committee and voice their concerns. Although generally this is restricted to just one person and there is a time limit it can still be very effective.

Finally don't underestimate the power of lobbying local members, particularly those on the planning committee. Applications can only be refused on legitimate grounds but strong opposition and political support often encourage development control officers to look harder for reasons to make a refusal.

If it appears likely that permission will be granted you have a narrow window of opportunity to influence the design. Developers are often keen to be seen to be listening to local residents. I must also say that after the initial and relatively short lived disruption during construction, buildings such of these quickly become part of the neighbourhood and are readily accepted.

■ **Jonathon Wingfield, Acanthus WSM Architects, Leeds, ww.acanthuswsm.com.**

Spot the odd one out... a terrace which opens up new possibilities

This low-cost terraced house is the perfect live- work property. Debbie Jeffery reports. Pictures by Jeremy Phillips.

SOMETHING DIFFERENT: The house took seven months to build and is constructed from structural insulated panels clad with larch. It is now both a home and an office for Tom.

NOWADAYS we harbour high aspirations when it comes to our homes, but not everyone can afford to fund those dreams.

Tom and Emily Hunt were no different from other young married couples looking for their ideal home together, with a modest budget and high hopes.

But their terraced house in Sheffield boasts rather more bells and whistles than the average home, despite costing only £139,000 to build.

"We married in 2007 and wanted to buy a house in Sheffield," explains Tom. "The end-terrace property we chose had a large driveway to one side, which had once contained two other terraced houses. These were condemned and demolished in the 1970s, but we hoped to get planning consent to build something else on the land."

The couple moved into their new home, which also doubled as an office for Tom's burgeoning media products business.

Gradually, as staff increased, the business took over two of the three bedrooms and the need for larger, dedicated premises became pressing.

"We were out on a bike ride in the spring of 2009 when we passed an amazing contemporary house beside a listed Norman abbey," says Emily, an economist.

"Such a distinctive new house in a sensitive Conservation Area made us believe it could be possible to build something really different ourselves on the land that came with our existing house."

Inspired by what they had seen, the Hunts posted a note through the door, asking who had designed the three-storey property. In return they received an email putting them in touch with Halliday Clark Architects in Bradford.

"We explained that we wanted to build something smaller, in a similar style and for a much lower budget, and Adam Clark was extremely excited about the idea," says Tom.

In November 2009, a planning application was submitted for a geometric three storey end terrace, designed to complement the streetscape without emulating neighbouring turn-of-the-century brick terraces and 1980s houses.

This was achieved by matching the red brickwork of surrounding properties and choosing a dark stain for the Siberian larch cladding, so the house effctively melts into the woodland backdrop to the rear of the plot.

"We were in love with the idea of creating something completely unique and originally wanted grey render to the ground floor with contrasting white render above, which the planners wouldn't approve," says Tom.

"Adam made six computerised mock-ups of the exterior with different coloured wood and render options. There was no contest and we all chose the same one. The design only received one objection and was approved almost immediately."

Clever use of a tight footprint was made by excavating back into the hillside to form an external yard/bike store, and by creating a roof garden and balconies to further increase the outdoor areas.

A building contractor was employed to build the house using the KingspanTEK system of structural insulated panels (SIPs) and the main shell was erected in just two weeks. The property has been built to Level 4 of the Code for Sustainable Homes, achieving an extremely low overall U-value and high airtightness rating.

Window and door frames are thermally efficient aluminium, and the scheme incorporates mechanical ventilation with heat recovery (MVHR) which when combined with the highly efficient woodburning stove in the main living space, means that Tom and Emily rarely need any additional heating, even in winter.

The three storey end-of-terrace house has a bedroom, bathroom, utility room and a self-contained office for Tom's business Breed Media on the ground floor. Two entrances ensure that the live and work elements of the building can be kept separate. Stairs lead up to the open plan living/dining/kitchen space at first floor level with folding sliding doors opening the entire rear wall out to an external terrace.

The top floor contains Emily and Tom's bedroom, which benefits from balconies to the front and rear. A further staircase leads up to a roof terrace with a built-in bench making the most of the limited outdoor space.

The initial budget was £80,000, which may have been possible if they had opted for a conventional house.

"It soon became apparent we would have to re-think costs. Fortunately we already owned the land, which may have cost around £60,000 to purchase without planning permission," says Tom who spent £139,000 on the project, which took seven months to complete.

While the construction work was on-going, the couple were able to continue living in their house next door, which has since been rented out.

This made party wall agreements simple, although they did experience a certain amount of upheaval. A flue needed to be relocated to the rear to allow the new house to abut the gable end. This meant installing a new boiler, which in turn burst all the radiators.

"It was probably the most stressful period of my life because I was running the business and also making a huge number of day to day decisions about the build," says Tom.

"At least we know that it was all in a good cause, and now the house is finished we've teamed up with Adam Clark to offer similar live/work designs to others. It's an affordable concept for inner city living, and has transformed a piece of unloved land into a sustainable home we're proud to live in."

■ **Useful Contacts: Halliday Clark, www.hallidayclark.co.uk; Builder R&E Grayson and Son tel: 01433 651991.**

HOMEBUILDING AND RENOVATING SHOW

IF you are interested in self-building or renovating then you'll find lots of ideas at the Homebuilding and Renovating Show.

It's a favourite with property lovers thanks to its combination of innovative ideas, specialist products and fresh designs. The event, which is celebrating its 21st birthday this year, is at the NEC from March 29 to April 1 and boasts over 450 specialist exhibitors offering products, DIY advice, workshops and hands on demonstrations.

For more information and tickets visit www.homebuildingshow.co.uk or call the ticket hotline on 0844 5811357. Tickets are £10 each in advance or £15 on the door. Children under 16 go free.

PROPERTY NEWS

City status can boost prices

WITH 26 towns applying for city status as part of this year's Diamond Jubilee celebrations, Halifax has looked back at how house prices in cities have performed over the past 25 years.

They have risen by an average of 382 per cent from £35,209 in 1986 to £169,707 in 2011. This exceeds the average UK increase.

Truro (550 per cent), Westminster (522 per cent) and Edinburgh (509 per cent) are the three cities that have recorded the biggest price rises since 1986. York is tenth in the top ten with a 424 per cent increase.

Research also shows that 70 per cent of cities outperformed their region in terms of house price rises. Both Goole and Doncaster are hoping to be granted city status this year.

Architect shuts Northern offices

AN architectural practice that played a major part in the new-look Leeds city centre has put its Leeds and Manchester offices into adminstration.

Carey Jones, now Careyjones Chapmantolcher studio north, blamed the "poor economic conditions in the region" for the closure and redundacy of 31 staff.

Founded by Gordon Carey and Chris Jones in Leeds in 1987, the company helped design a number of high-profile apartment schemes including Clarence Dock, Granary Wharf and Whitehall Waterfront

The firm's London office continues to trade and the group shareholders have launched a new business called Leeds Studio, which will work on schemes across the North of England.

Note of optimism on market trend

FIGURES from the Halifax reveal that national house prices have fallen in February by 0.5 per cent, but Yorkshire estate agency Dacre, Son and Hartley say buyers and sellers in Yorkshire remain pragmatic.

Patrick McCutcheon, head of residential at Dacre Son and Hartley, says: "The market certainly eased a little in February, but that is only in relation to a more active January and the reduction was wholly expected as trading activity is simply following the normal seasonal trends."

Patrick reports an 18 per cent increase in would-be buyers over the past month and has seen a significant increase in the number of homes for sale by vendors who believe this is an ideal time to trade up the property ladder.

Mansion tax plan comes under attack

THE case for a Mansion tax is far weaker than it appears, according to Lucian Cook, director of Savills research.

The proposed property tax, set at one per cent of the value over £2m would yield £1bn a year but would bring with it significant problems, he says.

He believes it would unfairly target the income-poor, equity-rich and says that valuing the properties would be difficult. It would also deter wealthy international buyers from coming to London.

"A Mansion tax would strike at the heart of aspiration and of property ownership. And be sure that it will, over time, spread to include more people as politicians seek new funds for their pet projects," says Lucian.

New homes market off to strong start

THE average asking price for a new home in January was £228,909, increasing 0.8 per cent since the end of last year. This is the fourth consecutive month of price increases in the new homes market.

Steven Lees, director of SmartNewHomes, says: "The new homes market has seen a strong start to the year, with a flurry of new scheme launches, encouraging levels of activity from buyers and new mortgage products announced by lenders which are designed to attract customers. We could see a fall in activity at the lower end of the market after March 24, when first- time buyers are again required to pay stamp duty tax on properties under £250,000."

House that took just four days to build

THE STORY ON...

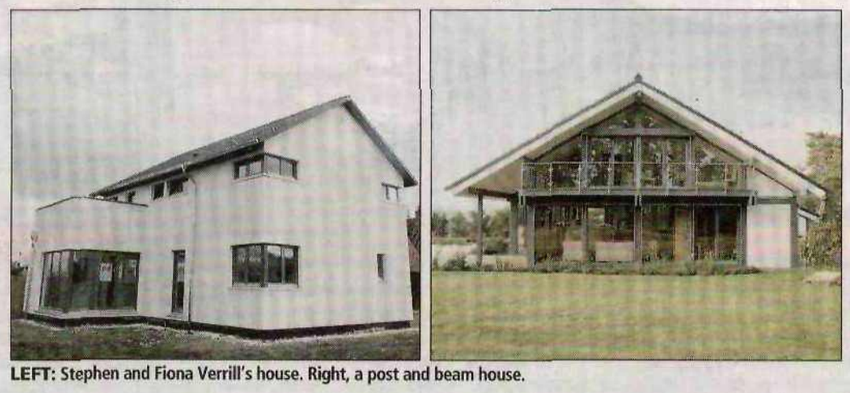
Sharon Dale

DUE to a production issue last week the Meisterstueck house made in Germany for Yorkshire couple Stephen and Fiona Verrill failed to appear on the page.

Here it is on the left. The heavily glazed house on the right is available from the same company but at almost twice the price.

The Verrills' home cost £120,000 to construct to first fix level, while the post and beam property is priced from £233,000.

Stephen and Fiona decided to go for a pre-manufactured house after building a conventional bricks and mortar property 20 years ago.



LEFT: Stephen and Fiona Verrill's house. Right, a post and beam house.

"We wanted to try something different and most of all we wanted to try and cut down on bills," said Stephen.

Their new four-bedroom home is made from insulated timber panels with high levels of insulation and airtightness.

The rendered walls arrived fully fitted with windows and doors.

"It's far less messy than a conventional build.

"There are no cement mixers, security fences or equipment. No buying building materials. Everything is done in the factory," said Stephen.

His home arrived on the back of a lorry and the shell was put together by a team of four German builders in just four days.

■ **www.meisterstueck.com**

YORKSHIRE POST
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STANDING OUT
Couple's terraced home with a difference PAGE 2

AKETON CLOSE, HAGGS ROAD, FOLLIFOOT £1,950,000

An outstanding Grade II listed country house situated in an exceptional location with outstanding views and set in approximately 10 acres of grounds and formal lawns. Comprising: entrance vestibule, wc/cloaks, galleried hallway, drawing room, dining room, snug, living kitchen, breakfast room with study area, pantry, laundry and rear lobby. Lower floor: cellars. First floor: galleried landing, master bedroom with en-suite, wet room, guest bedroom two with en-suite, two further bedrooms and house bathroom. Second floor: dressing room, bedroom five and storage. Gardens and Grounds: tarmacadam drive, formal areas of lawn, circular turning circle, walks lead through the lawns and grounds, rose garden and orchard, triple detached garage with first floor office, games room or nanny/staff annexe, Japanese water garden with hot tub, green house and stable block incorporating stables, fouling stable, tack room, sick bay, wc and hay barn, summerhouse and patios, rear drive and fenced paddocks totalling about 10 acres.

FIR TREE HOUSE, HARROGATE £1,150,000

Fir Tree House is an exceptional five bedroom detached family residence with over 3400 square feet of light and airy accommodation standing in about 0.25 of an acre of gardens. The stunning accommodation comprises: Covered porch, central entrance hall, sitting room, family room, morning room/conservatory, living kitchen, utility and w/c. First floor: open landing, master bedroom suite with dressing area and en-suite bathroom, four further bedrooms, bedroom two with an en-suite shower room and house bathroom. Outside: large lawned gardens, flagged patio seating area, double garage and gravelled parking area to the front.

OPEN DAY
SUNDAY 11TH MARCH
10AM - 4PM

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YOURPROPERTY

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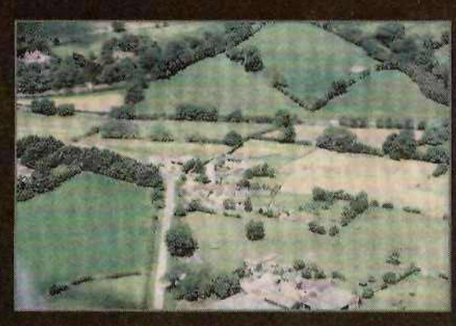
MYRINGS
Estate Agents
www.myringsestateagents.com
Telephone 01423 566 400

THE KEYS, MICKLEY, RIPON £695,000

The Keys is an exceptional detached village property of generous proportions having undergone a tasteful modernisation scheme standing in landscaped gardens overlooking open countryside. Built of natural Yorkshire stone in the 1970's by a local builder, this country residence has been completely remodelled in recent years to create spacious and well thought out accommodation of approximately 3000 square feet. Comprising: porch, reception hall, living room, conservatory, handmade kitchen, dining space and snug, rear entrance boot room, separate utility room, two guest bedrooms with en-suite facilities, master suite with walk in closet area and bathroom. Outside: well tendered plot, Yorkshire stone flagged entertainment area, gravelled driveway, spacious parking area, detached double garage and further single garage. The Southern aspects to the rear of the property look towards open fields.



BRANTWOOD, WESCOE HILL, WEETON £550,000

Brantwood is a detached three bedroom bungalow built in the 1970's and extended sometime after, enjoying breath taking panoramic views across open countryside with the rare benefit of about 2 acres of land, extensive garaging/ workshop, stables and tack room. Planning permission has been granted for demolition and the construction of an impressive 4 bedroom house having an overall floor area of some 3000 square feet. Alternatively an infill option or a reconfiguration of the property are further alternatives. Currently comprising: entrance porch, sitting room, garden room, modern high gloss breakfast kitchen, pantry, utility area and w/c. Bedroom one with fitted wardrobes, two further bedrooms, study and modern partially tiled house bathroom with shower.

OPEN DAY
SUNDAY 11TH MARCH
2PM - 3PM

10 PRINCES SQUARE HARROGATE HG1 1LX. TELEPHONE 01423 566 400.