


# Design & Access Statement

## To Support a Proposal to Amend and Extend Belmont House and the Annexed Cottage at Cote Lane, Thurgoland, Sheffield, S35 7AE

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**TIME ARCHITECTS LTD**
**226 – 228 Holme Lane**
**Sheffield**
**S6 4JZ**
**T. +44(0)114 430 0114**
**E. info@timearchitects.co.uk**

**www.timearchitects.co.uk**

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## Belmont House, Cote Lane, Thurgoland, Sheffield, S35 7AE

**FORWARD**

| | |
|---|---|
| Property Address: | Belmont House<br>Cote Lane<br>Thurgoland<br>Sheffield<br>S35 7AE |
| Applicant: | Mr & Mrs Harvey |
| Agent: | Mike Leigh of Time Architects Ltd |

This Design & Access Statement has been prepared by Mike Leigh of Time Architects Limited. The document has been prepared in support of the planning application for the proposed amendment and extension of Belmont House and the adjoining annexed cottage at Cote Lane, Thurgoland, Sheffield, S35 7AE.

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**Time Architects** 226 - 228 Holme Lane, Sheffield S6 4JZ
Registered Company Number in England and Wales: 8033383, Director: Michael Leigh
**W.** www.timearchitects.co.uk **E.** info@timearchitects.co.uk **T.** 0114 430 0114

## 1.0 UNDERSTANDING THE SITE

### 1.1 SITE LOCATION AND TOPOGRAPHY

Belmont House is a Victorian residence that sits to the Southern edge of the village of Thurgoland on the border of Barnsley and Sheffield. The site consists of the main house, an annexed cottage, a masonry and glass connecting link between the two, a number of outbuildings, formal garden areas, a small orchard and a garage. The site is situated approximately 11 miles to the North of the city of Sheffield and 6 miles to the South West of the town of Barnsley.

The surrounding topography is predominantly rural and agricultural generally with hedged fields and mature trees. The site is immediately surrounded by the village of Thurgoland and a mixture of new and older residential dwelling houses particularly to the North. There are a number of mature trees to the South and the predominant views away from the site are to the South West.

### 1.2 MANAGEMENT AND MAINTAINANCE

The site in its current form stands occupied as a single dwelling house. The previously separate cottage has been connected to the house via a glass conservatory to the West and a series of small rooms forming a corridor. This has served to form a barrier to the circulation route around the site and in effect prevents access to the rear of the site from the rear driveway. Furthermore the rear access to the house has become diluted and confusing. The somewhat dividing 'link' sees the accommodation within the cottage feel separated and distant from the house and the utility facilities housed within the link feel like corridor spaces unconnected to either building.

It would appear that all of the buildings on the site are in good order though some repair works are required to the outbuildings and the cottage. The current owners have owned the property for short period and are now looking to develop and utilize the buildings and the site to secure its long term sustainable use in line with their own needs.

## 2.0 THE PROPOSED DEVELOPMENT

Time Architects have been appointed to undertake a design process on the site and buildings to improve the feel and usage of both the house and the cottage as well as the external areas of the site. The existing confusing kink between the two buildings is proposed to be removed. The ground floor accommodation within the house is to be greatly improved along with the links from this building to the garden areas. The accommodation afforded by the cottage is also to be improved again offering better links to the adjacent garden areas. The garden areas are intended to be re-landscaped and vastly improved to the rear of the site by the client beyond the scope of these works. The main fronting formal garden area is to be retained along with the existing garage facility.

The intention of the works is to improve the site as a whole and the existing buildings that are housed within.

## 4.0 DESIGN AND ACCESS

### 4.1 USE

The use of the site is to simply improve the main residential dwelling house whilst offering far better and usable annexed accommodation in the cottage. Furthermore improving the connectivity and relationship that both buildings have with the rear garden areas and the access to, and use of, the site as a whole.

### 4.2 AMOUNT, LAYOUT, SCALE AND APPEARANCE

The existing link extension is considered inhibitive rather than helpful to the rational of the house and site as a whole. Therefore the proposal has allowed for the removal of this structure to be replaced with new extensions to both buildings. Each extension has been sized appropriate to the size of the building it sits alongside offering better living accommodation to both properties along with additional sanitary facilities and better access to the first floor level within the cottage.

Each extension has been designed of a similar appearance to allow a connectivity between the two buildings visually. Each offer an open, well illuminated addition to the heart of each building allowing this vital part of each building to be better utilisied, better connected to adjacent spaces and impressive space to dwell within with good visual connections to the garden and views beyond. The ethos of the existing building structures have been tapped into without offering a pastiche and allowing the original size and scale of each building to be clearly still read. Each extension is intended to appear of its time whilst sitting comfortably alongside the existing buildings.

The internal layout to both buildings is to be amended somewhat to improve the use of each building. The house is to be given the clear central spine once again with the currently oddly missing rear access door. This central space allows for circulation and storage whilst reinforcing formal spaces to the East overlooking the formal garden areas and day to day living spaces to the West overlooking the rear terraced garden areas.

### 4.3 ACCESS AND LANDSCAPING

There is no proposed amendment to the access to the site although it will be rationalized to allow a clear run through the site as well as clear guidance as to the entry point of the main house and the cottage. The garden areas are



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to be considered beyond the scope of ` works though will be fully rationalized and improved in line with the buildings and their context.

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Image 01 showing the main house frontage



Image 02 showing the main house frontage



Image 03 showing the rear driveway




Image 04 showing the main house rear and previously blocked rear door



Image 05 showing the the main house rear side



Image 06 showing the annexed cottage frontage



Image 07 showing the annexed cottage rear side and link



Image 08 showing the annexed cottage rear and outbuildings