



RIBA CHARTERED PRACTICE



**RANDFIELD  
ASSOCIATES**

Forge Bank Studio  
1A Longhurst Lane  
Marple Bridge  
Stockport  
Cheshire  
SK6 5AE

**Design, Access & Heritage Statement**  
Unused coach house to rear of the main house to be  
converted into a liveable annex for the owners parents.

at The Grove, Green Road, Penistone, S36 6BE

3307  
27<sup>th</sup> April 2021

**1.00 Planning Application**

Householder planning permission is required.

*Directors:*  
Charles Bryant  
BA (Hons) 3D Des

**2.00 Site Location**

The Grove, Green Road, Penistone, S36 6BE.

Michael Smith  
RIBA, ARB

Please see the Location Plan.

*Consultant:*  
Colin Fox  
RIBA, ARB

**3.00 Proposed Development**

Unused coach house to rear of the main house to be  
converted into a liveable annex for the clients parents.

**4.00 The Applicant**

Mr and Mrs Gaffney

**5.00 The Agent**

Michael Smith  
Randfield Associates Limited  
RIBA Chartered Practice  
Forge Bank Studio  
1A Longhurst Lane  
Marple Bridge  
Stockport  
SK6 5AE

T: 0161 427 8485

E: [michael@randfieldassociates.co.uk](mailto:michael@randfieldassociates.co.uk)



## **6.00 Assessing the Context of the Site**

The site can be accessed via Green Road in Penistone.

The land contains a sizeable family home, large driveway, a smaller stone building which is now used as a garage/workshop, and an unused coach house to the rear.

Previously the coach house had been used to store, clean and maintain coaches, with space upstairs for stable hands to sleep, however it hasn't been used in this way for some time and over the years the building has fallen into disrepair.

The site is sunken in a small valley and is surrounded by trees on the south and south east boundaries of the site, which provide privacy. Green road is located at the north of the site where a large stone wall forms the site boundary and gates allow access to a long driveway leading to the side of the house and the front of the coach house. The road is a quiet residential street, making the location of the Coach house ideal for a small residential home. The site is also located less than a 5-minute walk to the nearest bus stop on Green Road and only half a mile from Penistone train station, making it easily accessible for all users.

## **7.00 Design Principals** (please see drawings no.3307 – 08B & 09C)

The aim of the new proposal is to convert the existing unused coach house, towards the rear of the main property, into a liveable annex for the owner's parents.

Internally, the coach house has 2 rooms on the ground floor and 2 on the first, however these are partitioned by an uneven stone wall. Therefore, configurations have been made to replace and move this internal wall and create space for a kitchen and living room downstairs, and a bedroom and bathroom upstairs to guarantee a functional space.

At present, the coach house is dark, unused and in need of repair. The internal flooring is uneven throughout and the first floor can only be accessed via a steep, unsafe by modern standards staircase. The building as is, has no real purpose in today's world and due to its condition cannot be used for anything other than storage. Therefore, the proposal looks to breathe life back into the property whilst safeguarding its future. It is proposed to level the ground floor and replace the unstable first-floor structure to provide useable floor levels and to ensure safety. Plus, the existing stairs will be removed and new ones relocated to ensure regulations are met.

The overall external design aims to capture and maintain the character of the original coach house, whilst making the building useable and liveable to today's standards. It is proposed to do this by amending some of the windows and doors within their openings, the inclusion of a few rooflights and with the addition of a new modern porch. The new porch will fall within a similar footprint to previous part of the building which is no longer in existence. (See red circle in image below.) Designing a modern

porch will provide a significant contrast to the existing stone facade, serving its purpose as an entrance lobby whilst being a notably different and modern addition; and so, will not detract from the character of the original stone building. With this in mind, the proposed porch is to be half glazed to still allow views of the original building and, with the southern half of the porch, towards to the garden wall, being constructed from dark grey metal cladding. The glazed side of the porch covers the original door opening, which is proposed to be kept as the main entrance to the new annex but with the door being replaced with a glazed door and side light panel. This will ensure minimal disturbance to the stone whilst flooding the living room with light.



**Red circle shows part of building which no longer exists**

From the photo above, we are also made aware of an old dormer that used to sit within the roof of the coach house. In contrast, we are proposing more discreet conservation style rooflights. Adding natural light into the building without disturbing the original window placements is key to this design as to not disturb the buildings charm and history. Therefore, adding rooflights is a solution that has minimal impact on the appearance of the building, especially as most will be to the rear elevation. One rooflight will be added above the bedroom to the front and two more to the rear elevation. Then one more to the rear elevation above the circulation space upstairs; this will brighten the otherwise dark landing upstairs but will also act as a vital lightwell bringing light into the kitchen below.



The external profile of the coach house has remained relatively unchanged with the proposal. Original features have been kept where possible, and if not replaced in a similar style. This includes using the footprint of the original coach house and keeping the existing window openings but replacing the rotten timber window frames with new dark grey aluminium windows. The barn doors and stone window heads and cills are prominent features of the property and are also to be kept. By pinning back the barn doors and introducing new glazed doors just behind them within the existing opening, allows the proposal to keep the character of the coach house intact; whilst, again, allowing much needed light to enter the building and for the space to be used as a habitable room.

It is also proposed to repair and repoint areas of the stone work that are in poor condition, particularly to the South elevation. This will be done sympathetically with matching stone and mortar. Similarly, the current rotten wooden gutter will be replaced with an extruded aluminium gutter matching the shape, size and colour of what exists now.

Currently the tarmac drive of the main house runs right up to the front of the coach house and therefore it is proposed to create a small front garden area of planting and paving to achieve a private and softer frontage.

With the proposed design and all the associated repair works combined, the coach house will not only be revitalised and repurposed into a useable and liveable dwelling but will also retain its main features and therefore its quaint charm.

#### **8.00 Access/ Services**

The Grove coach house can be accessed via Green road in Penistone. Access to the site will remain unchanged. Pedestrian access to the building will remain via the main house driveway.

As the coach house sits at the end of the current long and wide driveway, it will be able to utilise part of this driveway for 2 cars. The main house will have access to the east side of the driveway for at least 2 cars, as well as a stone building/garage for additional parking.

#### **9.00 Standards**

The works will be undertaken to fully comply, as a minimum, with the requirements of the Buildings Regulations approved documents where applicable.

#### **10.0 Conclusion**

The coach house will see little change to its façades, bar the addition of a new porch and conservation rooflights. The building will therefore be in keeping with what exists at present.

Design, Access & Heritage Statement

Unused coach house to rear of the main house to be converted into  
a liveable annex for the owners parents.

at The Grove, Green Road, Penistone, S36 6BE



The internal configurations allows for the coach house to function as a self-contained annex for the owners parents to live, whilst providing ample space for access and parking.

With the renovations that are proposed, the overall style and character of the coach house will be safeguarded for years to come, its history preserved and its purpose renewed.

For these reasons it is considered that planning permission should be granted.