

Design, Access & Heritage Statement

Full Planning Application

Extension & Alterations to 1 Clarel St, Penistone

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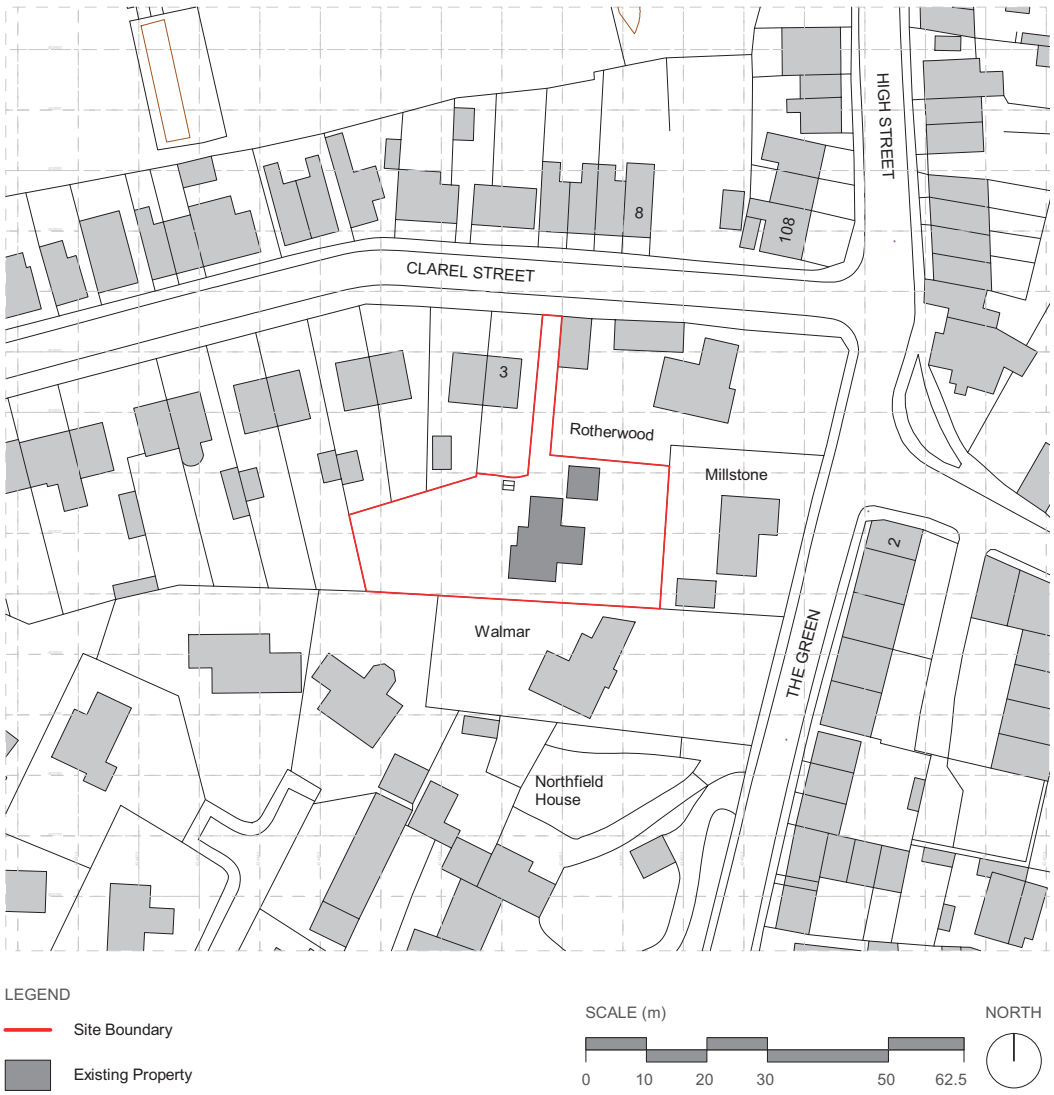


Fig. 1 - Location Plan

1.0 Introduction

This document has been prepared on behalf of Edward & Rebecca Clark and accompanies the submission of a full planning application for the extension and alteration to their property at 1 Clarel St., Penistone.

The proposed extension and alterations to the existing property detailed in this application will create additional space at both the ground and first floor levels to accommodate a growing family moving from within the local area.

1.1 Context

The property sits along the south-western edge of the Penistone Conservation Area in Barnsley Metropolitan Council (as highlighted on the Conservation Area plan on page 12).

The property is a 2-storey detached house with its main access from Clarel St to the northern side of the site. The property would originally have had been more clearly visible from 'The Green', the main road north into Penistone to the eastern side of the property and within the conservation area. Following the drawing of the conservation area boundary in 2007, a new property was constructed in around 2010 on the vacant portion of land on this side of the site (labelled Millstone on the location plan opposite). No 1 Clarel St is now only partially visible from the Penistone Conservation Area.

The property is predominantly constructed from red brick, with a stone cladding to the eastern side of the property, redolent of the traditional stone used in the surrounding area.

1.2 Existing & Proposed Use

The existing property has lied vacant for nearly two years and is classified as residential use. The new owners Edward & Rebecca Clark who live in Penistone intend to extend and convert the property into their sole family home.

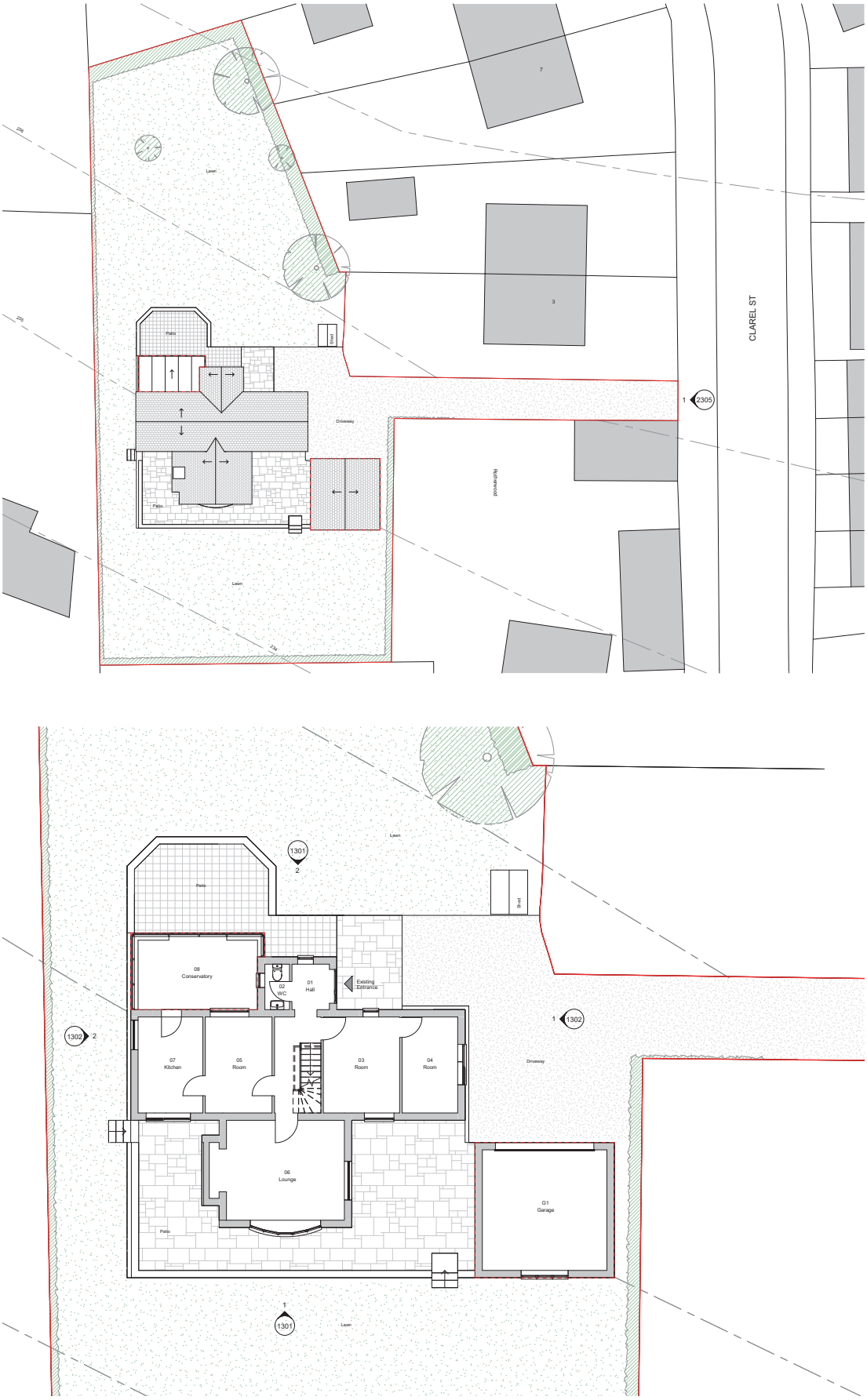


Fig. 2 - Existing Site Plan (Top) and Ground Floor Plan (Bottom)

2.0 Layout

2.1 Existing Site Layout

The site is bound on all sides by residential properties on Clarel St., The Green and detached residences to the south. The ground slopes down toward the east with a fall of approximately 3 metres from the west to the east.

The sole access onto the site is from Clarel St, at the end of a long (approx. 30m), narrow driveway to the northern side of the property. The existing main entrance and front door into the property is currently on the western elevation, facing the lawned garden with a paved patio area immediately around the property.

At the south-western end of the property there is an existing single storey conservatory that is proposed to be demolished to make way for the main part of the new extension.

To the east side of the property, there is a paved patio area at a level approx 1 metre above the lawned garden which continues to fall east toward the boundary,

Adjacent to the main house, on the northern side of the site, there stands a detached brick garage with a pitched roof.



Fig. 3 - Elevation of existing access from Clarel St.

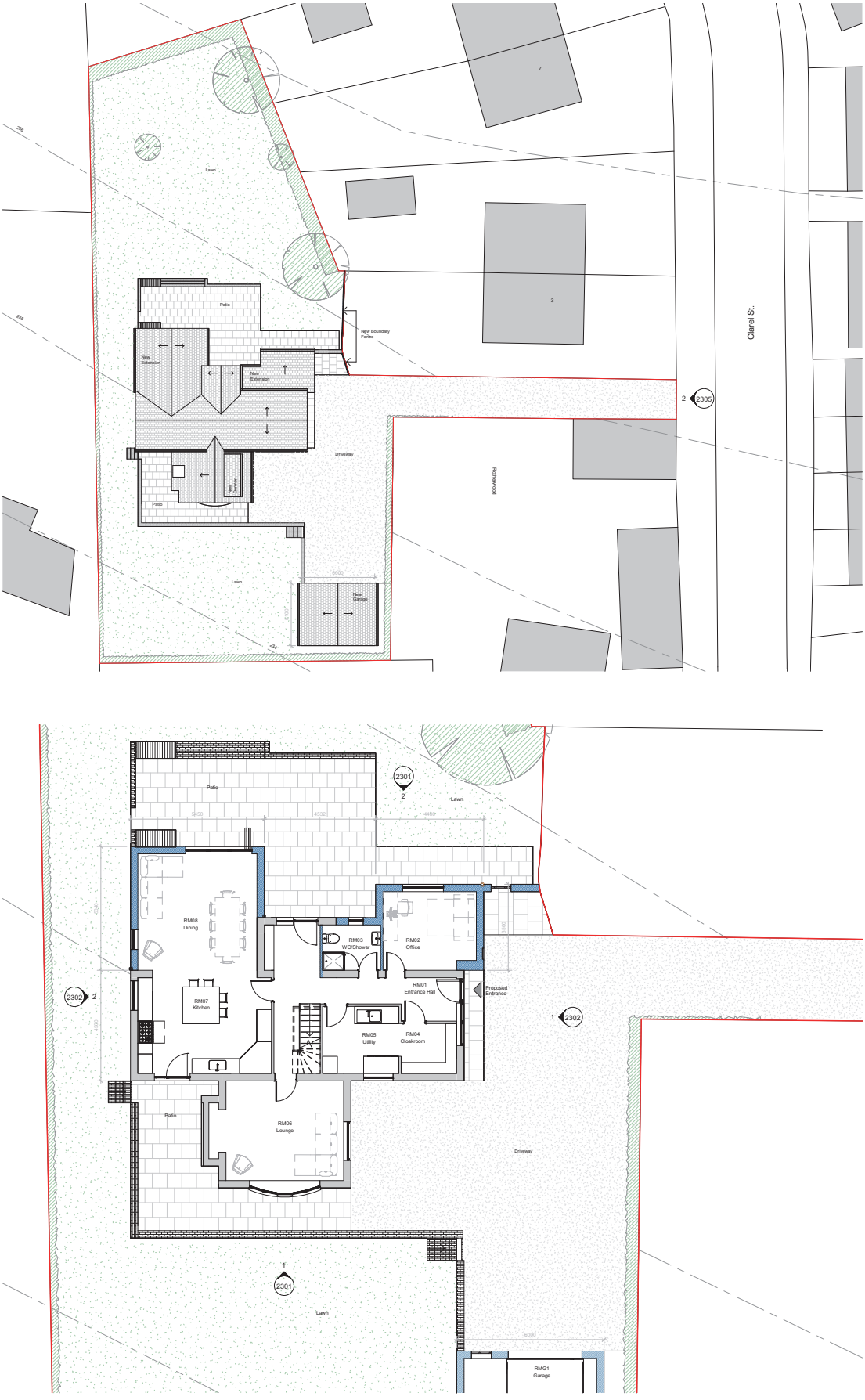


Fig. 4 - Proposed Site Plan (Top) and Ground Floor Plan (Bottom)

2.0 Layout

2.2 Proposed Site Layout

The proposed extension and alteration to the internal layout re-positions the main entrance into the property to the northern elevation, facing the main access from Clarel St. This new position allows for a clearer visual connection to the main entrance from Clarel St. and the potential to separate off the more public facing main access to the property and the private 'rear' garden to the western side.

The largest part of the extension is to the south-western end of the property which provides additional living space at ground floor and a double bedroom on the first floor. To the north-western end of the property, a smaller single storey extension is proposed that provides an office / study space at ground floor.

A new brick wall extending from the single storey extension to the north-west out to the boundary line (and new fence along the rear edge of No. 3 Clarel St) is proposed to establish the separation between the main entrance space and the private garden space described above.

To provide additional space at the end of the drive for more than one car and to allow for cars to adequately turn around within the site, it is proposed to demolish the existing garage and position a new garage of the same size further back into the garden.

The patio areas around the property are proposed to be reconfigured along with the extensions and re-positioned garage, finished with a paving stone that is similar to the existing. The existing tarmaced area to the driveway is proposed to be extended out to the front of the re-positioned garage.



Fig. 5 - Elevation of proposed access from Clarel St.



Fig. 6 - Proposed coloured elevations

3.0 Scale, Amount & Massing

The proposed extension to the property on the western side is in two parts; a two-storey extension to the south-western end of the property providing additional living space and a bedroom; and a single storey extension to the north-western end of the property providing an office / study space. The elevations on the left show the scale of the proposed extensions and alterations in relation to the existing property.

The larger 2-storey extension is proposed to have a pitched gable roof constructed with new tiles similar to the existing. The single storey extension is proposed to have a mono-pitched roof that runs up almost to the underside of the two windows at first floor level.

On the eastern side of the property, an additional dormer is proposed to the northern side of the pitched roof at first floor level, extending the size of the existing bedroom within this space. The existing garage is proposed to be demolished with a new garage re-built (of the same size) in a position closer to the eastern boundary, providing more parking and turning space on the property.

4.0 Appearance

The new additions to the property are proposed to be constructed in a contrasting brick to the existing modern red brick and in a buff colour that complements the stone cladding to the eastern side of the property. The new additions to the property will be read together on the northern and eastern elevations so it has been important to select a colour and tone to the new brickwork that complements both the existing red brick and the stone cladding. As such, the proposed new buff coloured brickwork will also help in reading how the building has been developed since its original construction.

As the proposed extensions are added it is proposed to re-tile the existing roofs (in a tile similar to the existing) in order to tie the two together and improve the performance of the building fabric. The gutters, fascia and soffits around the roof are also proposed to be replaced so that they are all consistent in finish.

5.0 Access

As stated in the previous section, the sole access onto the property is from Clarel St and the main access into the dwelling is being re-positioned to better align with the existing access and to create a separation between this public side and the private garden. Access into the property and all areas around the ground floor will be level and accessible.

6.0 Sustainability

The proposed extension and alteration to the fabric of the property will greatly improve the environmental performance of the building whilst also conserving its use for years to come as a new home for a local family.

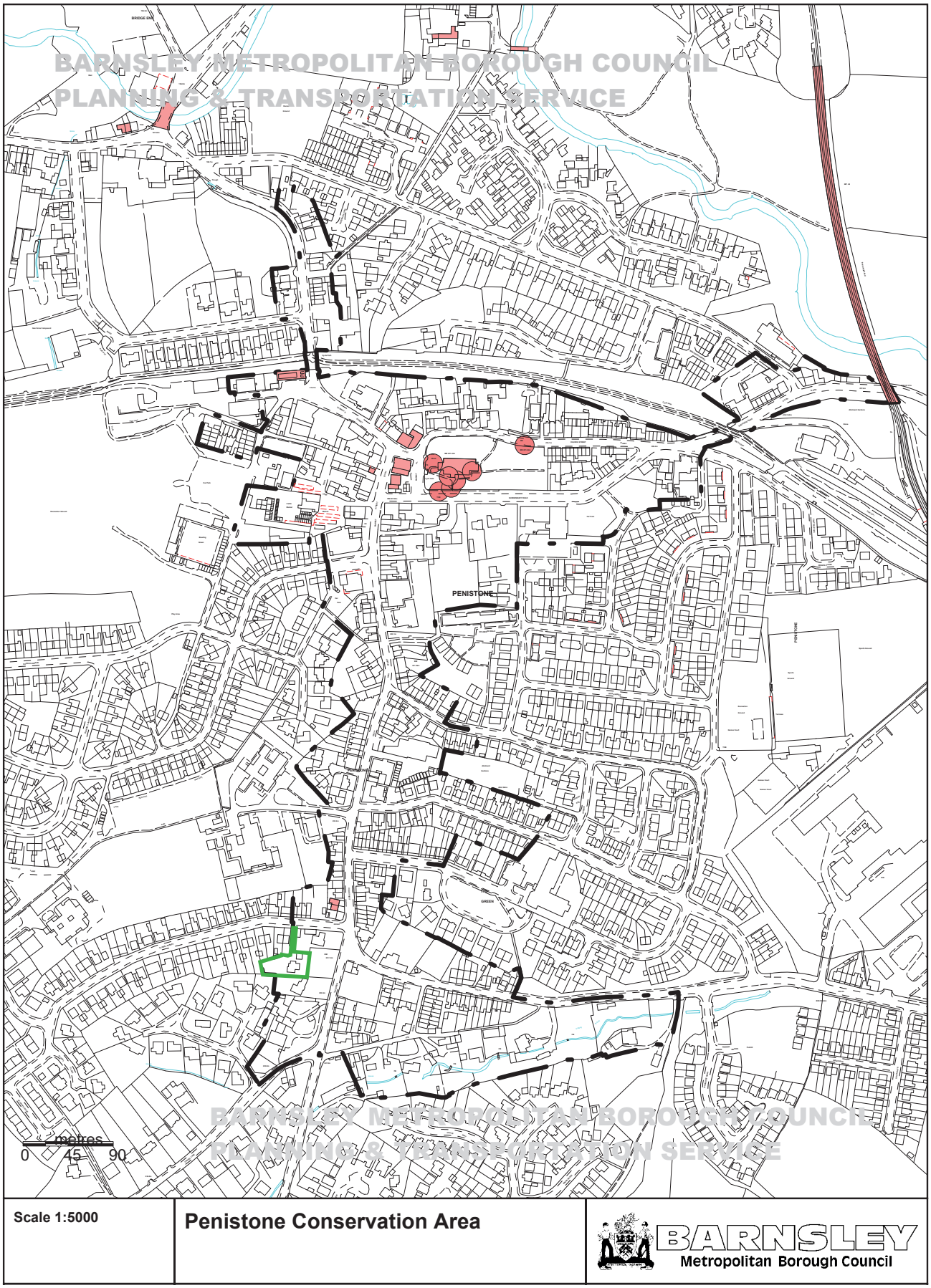


Fig. 7 - Penistone Conservation Area Plan with 1 Clarel St highlighted (in green)

7.0 Heritage Statement

7.1 Description of the Building

The property is a detached dwelling sitting along the south-western edge of the Penistone Conservation area. The main access to the property is from Clarel St from the northern end of the site.

The 2-storey detached property was originally built by its architect owner in the post-war era, predominantly constructed in a modern red brick with a stone cladding to the eastern elevation facing the conservation area. The existing building has a cross-gabled pitched roof with smaller extensions on the west and east sides, all constructed in a modern concrete tile.

The building sits completely within a garden space with large separation distances to the surrounding buildings, particularly on its west and eastern sides.

7.2 Assessment of Significance

Most historic sites or buildings are significant for a range of reasons, and it is important to understand all of its value in order that informed, balanced decisions can be made. Based on guidance within Historic England's 'Conservation, Principles, Policy and Practice for the Sustainable Management of the Historic Environment', an assessment has been made of the building against the following criteria;

- ***Evidential value***

This criteria relates to the potential of the place to yield evidence of past human activity.

The building is a relatively modern development within the conservation area and does not yield any evidence of past activity in the area beyond its own construction.

- ***Historical value***

The ways in which past events and people are connected to a building provides strong connections with the history of a community, its values, activities and heritage.

The building has some historical value in its connection to the area having been in existence and partially visible from the conservation area for around half a century.

- ***Aesthetic value***

The aesthetic value of the external appearance of the building is a strong asset when considered in the context of its setting.

The aesthetic value of the building and specifically the selection of materials can be read in relation to the surroundings. To the eastern elevation, a stone cladding was selected to reflect similar stone materials found in the area whilst to the north, the modern brick reflects the more recent semi-detached properties along Clarel St.

- ***Communal value***

The communal value of a building goes beyond the historical or aesthetic value that could be ascribed to it.

The communal value of the building will not be affected by the proposals.



Fig. 8 - View of 1 Clarel St from The Green (highlighted in the background)



Fig. 9 - View of 1 Clarel St from The Green (highlighted in the background and with the new property in front)

7.0 Heritage Statement

7.3 Assessment of Impact on Significance

The conservation area boundary that was drawn in 2007 does not appear to show a building to the east of the property facing The Green (identifed on the site location plan), which would have made 1 Clarel St more visible from within the conservation area (excepting any planting that may have been present along the boundary). As such, any alterations to the property are limited in their visibility from the conservation area, and particularly when the alterations are to its western side as is the case here.

With regards to the proposed additions and their impact on the property and values described above -

On the eastern elevation of the property, aside from the addition of a dormer on the eastern elevation and the re-positioning of the garage (concealed behind adjacent properties and planting), there will be no alteration or impact on the architectural features or composition of the property as visible from within the conservation area along The Green.

On the northern elevation of the property, the additions to the western side of the property begin to be visible from the entrance on Clarel St., though the choice of materials and pitched roofs are designed to complement the existing building and features.

In summary, we would assert that the proposed external additions and alterations to the building at 1 Clarel St will not impact the Evidential, Historical or Aesthetic values of the existing building as described above.



View of main entrance on northern side of property



View of property from south-east

8.0 Appendices

8.1 Photographs

Below and overpage are a number of photographs of the property taken in the summer of 2018.



View of property from south-west



View of south-west corner of property