

June 2018

Design & Access Statement

No 15, Prospect, Thurlstone. S36 9RA



1.1.The Site & Surrounding

The site is located on the edge of the semi-rural village of Thurlstone approximately 1 mile from the market town of Penistone and 7 miles from Barnsley and access to the M1 motorway network. Thurlstone is predominantly residential but with some industry located alongside the river Don. Although the majority of buildings are located on the northern valley side, the village spreads out to the southern valley on which Prospect is located. Facilities within Thurlstone consist of primary school, public house and takeaway, further amenities are located within Penistone and Penistone Grammar School is nearby and there are good public transport links throughout the area. Thurlstone has a conservation area which extends across the valley to include the houses on Prospect, the area is noted for its stone weavers cottages, the wider area consists of a mixture of stone, brick and render houses with slate, concrete tile or stone slate roofs.

Houses on prospect are generally stone built two storey terraces with slate roofs, the houses were originally designed to face the river valley and the facades on the north elevation reflect this, being of a grander more ordered nature than the south side (roadside) which tends to be the service side - housing outbuildings, garages, soil pipes, lean to's and smaller more random window arrangements, this roadside elevation is white rendered.

The access road (Prospect) is cut into the hillside with a cliff face to the south where the B road (Rockside Road) climbs up the hill. The application site is an eastern end terrace to the final row on Prospect. The application property is a two storey end of terrace dating from the 19th century with a stone façade and garden to the riverside elevation and rendered east gable and south elevation, the property is constructed from thick solid masonry walls and a blue grey slate roof, gutters and pipes are black PVCu, there is a small basement below the kitchen.



Aerial View

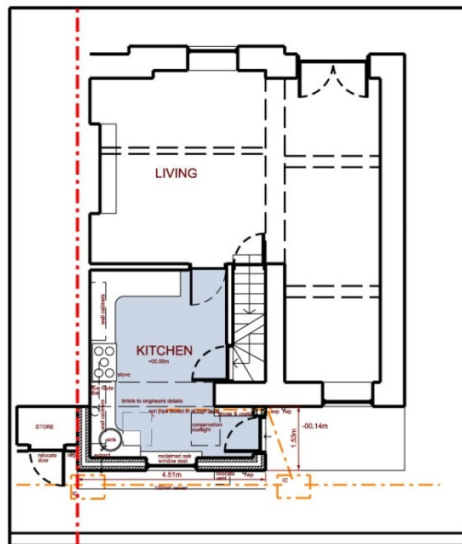
1.2. Planning Policy & Consultation

The property has previously had a two storey side extension to the east constructed in matching materials. There is an historical lean to on the south elevation of No17 part of which is owned by the applicant, it is unknown if this was an original part of the building or a later addition, however it does predate the Town and County Planning Act.

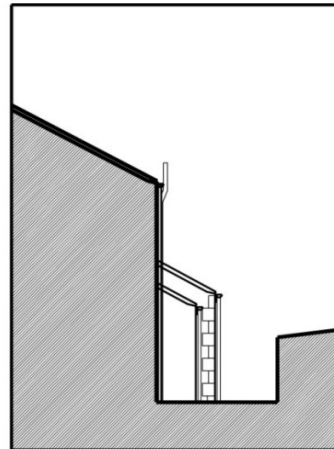
The property is within the Thurlstone conservation area, so a standard householder application is required; demolition is not involved in the application so conservation area approval will not form part of the application.

2.1. Size & Amount

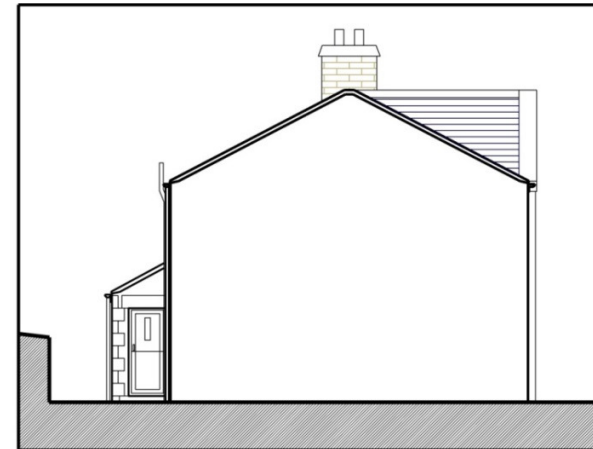
The proposal is to extend the property to the south elevation with a modest single storey lean to, extending the kitchen size by 5sqm of additional internal floor space. The proposal projects slightly further than the existing lean to but remains within an area of concreted frontage which is differentiated to the asphalt footpath which is retained for access past by other residents all in line with the property deeds.



Ground Floor Plan - Proposed



West Elevation - Proposed



East Elevation - Proposed



South Elevation - Proposed

2.2. Scale & Appearance

The proposal is of a scale in keeping with the existing single storey leant to, materials will match the existing building and will be of a high quality, stone headers, cills and quoins are proposed, it is felt these will enhance the appearance of the conservation area. Conservation style rooflights will be incorporated in the extension roof and the roof will be in a matching blue/ grey slate.



3.1. Access & Sustainability

No alteration to the highways access is proposed

There is sufficient off street parking for the increased property size.

There is a 100mm sewer running along the footpath to the south of the property, this is not affected by the works.

No trees are affected by the proposal

Refuse & recycling area will remain as the existing.

The property will utilise the existing mains sewer system, no alterations to this are required

Surface water will be dealt with on site with soakaways.

4.1. Contact

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*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.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary homes.



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.



New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.