

Design, Heritage & Access Statement
for
Greystones, Intake Lane, Pogmoor, Barnsley S75 2HY
Proposed Garden Room & Conversion of Workshop to form
part of Main Dwelling



Existing House

Greystones is a detached stone built house, originally constructed in approximately 1600, with a slate tile covered roof, and replacement uPVC framed windows and doors.

The original house, which was part of an isolated farm, has been historically extended into the barn to the East. Attached to the extended living accommodation is two double height workshops. There is a detached garage to the North.

Heritage background

Pogmoor is a suburb of Barnsley, South Yorkshire, located to the West of the town centre and is considered an affluent neighbourhood.

On Intake Lane and the surrounding streets generally, there has been a lot of development of bungalow plots to create larger houses. The area has an eclectic mix of proper styles ranging from historical to modern.

Greystones itself is not a listed building and has no particular outstanding features. The building is of no specific architectural or historical interest.

The material palette selected is minimal and has been carefully considered to enhance the simplistic design of the extension, whilst complimenting the material qualities of the original house.

We believe that all the proposals are in keeping with the appearance of the site itself and the surrounding areas. Any impact on neighbouring properties, that of the locale and the wider city are minimal, and importantly, the character and integrity of Greystones is preserved.

Proposed Garden Room

The proposals are to construct a garden room extension to the South elevation of the existing property on the site of an existing bay window, patio, and planting bed area.

The overall site is very private with mature hedges and trees along with the boundary structures protecting the house from being overlooked or overlooking its neighbours. The proposal for the garden room is inset from the boundary hedges, fences, and walls.

The new walls are to be constructed from stone to match the existing property. The walls include an upstand/parapet which has been designed to obscure the proposed flat roof structure and temper the impact of the roof lantern structure.

There are Crittall style black aluminium framed bi-folding doors proposed to the South facing elevation and a matching floor to ceiling glazing to the East and West elevations. Although more modern in design style than the current uPVC framed doors and windows, the intention is to replace the existing south facing double doors to the existing family room which looks out on to the garden with alumni framed bi-folding doors. After some research, we discovered that the house originally had this style of window fitted as evidenced by those still in situ to the garage.

An aluminium framed lantern located centrally on the roof will provide natural daylight to the garden room.

Internally, the room will be accessed from the existing living room through glazed double doors.

The proposal has been carefully thought out to be architecturally appropriate in scale and height in its relationship to the house and has been designed specifically not to overlook any neighbouring property.

Proposed Change of Use and Alterations

The proposal is to refurbish and upgrade the existing double height workshop to convert it in to useable and habitable living accommodation to form part of the house. The intent is to insert a mezzanine floor to part of the workshop which will then also access a new mezzanine/first floor to part of the existing house.

This proposed work includes the addition of five rooflights to the existing slate roofs, and one new window, all black aluminium framed, to the South elevation to provide daylight to the new living spaces. The new window will be the same size and overall design as the existing first floor window, albeit in aluminium framing and with the Crittal style design glazing bars.

As part of the development, there will replacement black aluminium framed windows and doors to 5 existing structural openings.

We believe that the proposals for the new and replacement windows, the new glazed doors and the rooflights, are in keeping with the appearance of the site itself, the neighbouring properties, and the surrounding areas. As noted previously, the house originally has Crittal style windows fitted. It is the intention of the homeowner to replace or redecorate the remaining existing windows over an extended period.

Any impact on neighbouring properties from an overlooking point of view is, we believe, minimised due to the height of and pitch of the roofs the rooflights are installed in.

There are no further proposed changes to the property.

Access

The existing pedestrian and vehicular access are unaffected and there is no new access or street layout required.

Drainage

The proposal will use the existing surface and foul water drainage systems.