

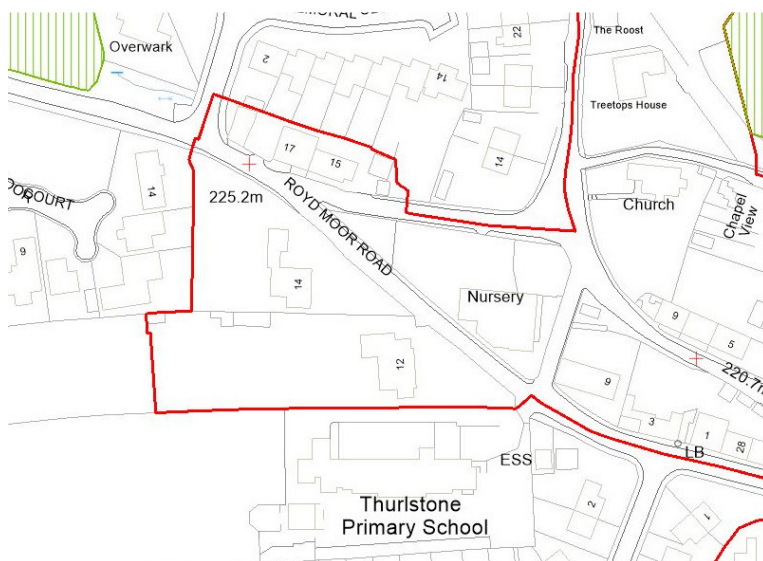
Design & Access Statement – 27.02.2019 – DSA

14 Royd Moor Road, Thurlstone.



The site & Surroundings

The property is located in the village of Thurlstone, within the conservation area which is noted for its stone built properties including Weavers cottages. Thurlstone has good links to Manchester and Sheffield and facilities such as primary school, Public houses and bakery, the nearby town of Penistone has further facilities including a Tesco and schools.



The dwelling is a two storey 3 bedroom stone built property dating over 100 years, it has a well-proportioned traditional front elevation although more recent aluminium white box gutters and

downpipes detract from the appearance. There is a two storey stone built outbuilding (currently a garage at ground level) to the roadside which has been attached to the house by a single storey roughcast rendered entrance building at some point in its history. To the rear is a lean to extension which has been added at some point in the buildings history although given the wall thickness it is assumed this is dating nearly 100 years, this is primarily single storey although there is a stair and small amount of accommodation at first floor level including a first floor south facing window. The house and outbuilding have stone slate roofs, white aluminium windows and gutters.

Layout, Scale, Massing & Appearance

The proposal is to add a first floor with gable and apex roof to the existing rear lean to building above the kitchen, foundation investigations revealed no foundations so there is a requirement to demolish and rebuild the ground floor; to enable occupation it is proposed to build around the existing walls so increasing the floor area slightly, the existing stone will be reused and further reclaimed or aged stone brought in to match, in this regard demolition in a conservation area can be justified. Window arrangement at ground floor remains as existing with the exception of the south elevation where a full window will replace the ground floor half window. The upper floor will contain two bedrooms and a study and will be in keeping and matching the lower floor, retaining a stone slate roof by reusing the existing slates. The second storey creates no overlooking issues, has little impact on the principle elevation and main views of the property, will be in keeping and traditional and can be considered an improvement over the existing lean to structure, further enhancements will be replacement of the white aluminium rainwater goods with black PVCu cast iron effect including moving the downpipe on the principal elevation from the centre to a corner.

A new oak framed entrance porch and garden room will replace the existing rendered parapet entrance structure, which is considered to be a poor addition to the traditional stone buildings and replacement with a high quality oak framed structure with Artstone roof would be a welcome improvement to the existing and conservation area.

It is proposed to convert the existing outbuilding into further accommodation including a ground floor reception room and WC and first floor bedroom and en suite, minimal external alterations are proposed, but the garage doors which have been formed with large insensitive concrete lintel and column would be infilled with a matching stone forming two traditional windows in its place. A further window openings would be formed to the rear and side facing the house; these would be square simple openings in keeping with the existing window openings. With the improvements to the front elevation and renewed use of the building it is considered that it would enhance and preserve the buildings and conservation area for the future.



View from the courtyard



View from the garden