

July 2018

Design & Access Statement

297 Barnsley Road, Hoylandswaine, Sheffield. S36 7JA



1.1.The Site & Surrounding



The property is located in the rural village of Hoylandswaine, 7 miles from Barnsley and the M1 motorway network. Hoylandswaine is a residential village surrounded by open countryside and agricultural land. The site is within the conservation area which contains a number of historical buildings; those of note are the nail forge and the garage to the Rose & Crown public house. The historical buildings are a mixture of stone and rendered walls with stone or slate roofs. There are a number of more modern estates spreading through Hoylandswaine to the south and east, again with a mixture of styles incorporating granite faced bungalows, sandstone detached properties, brick built houses and rendered properties.

The site contains a two storey detached dwelling in an artificial stone with concrete tile roof, it fronts Barnsley Road and maintains a building line with a garden area to the front, there is a driveway to the north of the property. The land rises from north to south by approximately 2m. There is a step in the land level to the southern property of approximately a further 2m with a semi retaining wall / battered boundary edge. To the rear of the property is a hard landscaped garden area, a single detached garage, a conservatory and single storey lean to which is understood to have been original to the dwelling.

2.1. The Proposal

The proposal is to form a first floor rear extension above the existing lean to structure and a further single storey side elevation to the south elevation. The side elevation will form part of the retaining structure near to the boundary with No 295.

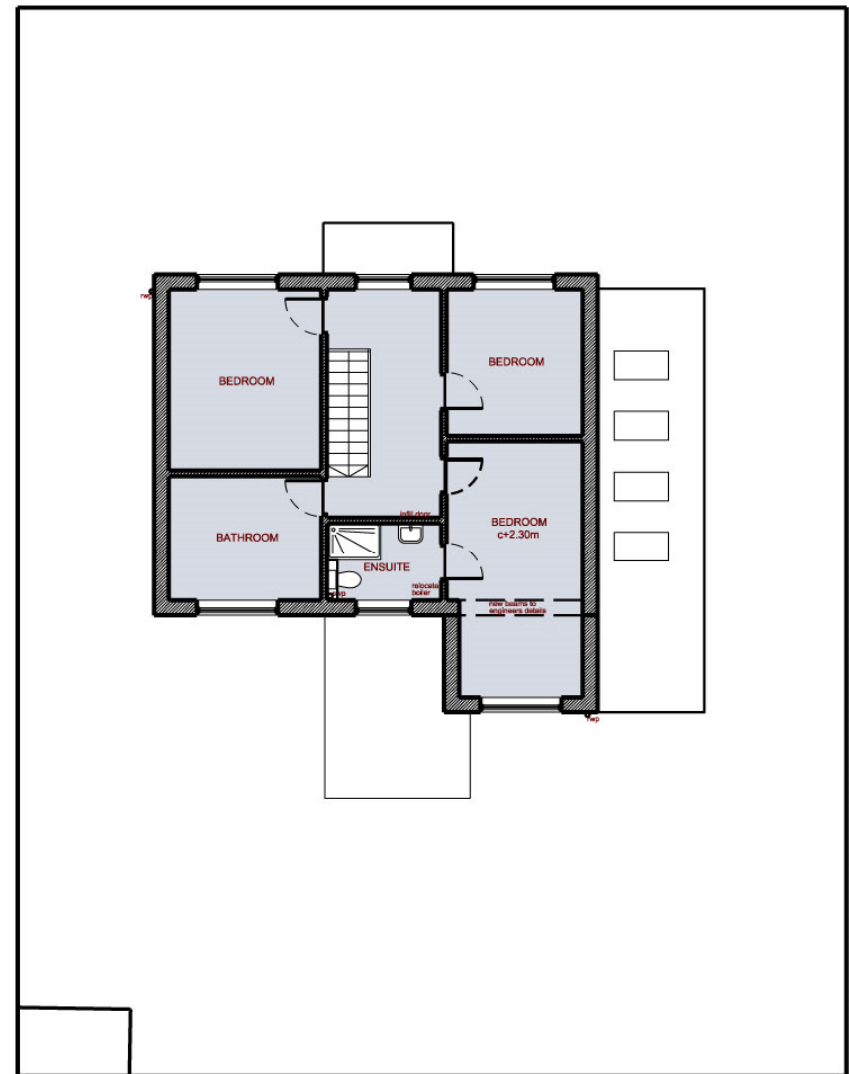
Further to the extensions it is proposed to re skin the principle roadside elevation in natural coursed sandstone to replace the now tired and dated looking artificial stone. The sides and rear elevations will be rendered in an off white through coloured render. The roadside elevation of the proposed side extension will have a natural stone elevation, all other elevation will be rendered to match the proposed works to the main house, and the first floor rear extension will be rendered to match the proposed works to the main house. Windows and doors will be in a cream PVCu to match the main house, gutters; fascia's and pipes will all match the existing. It should be noted that white rendered properties are common throughout the Hoylandswaine conservation area including the neighbour to the north and the Rose and Crown public house a few doors down; so with a mixture of natural stone to the principle elevation and render to the rear and sides the proposed works will be an improvement to the conservation area over the tired looking artificial stone of the existing dwelling.

The side extension is less than half the width of the original dwelling and set back from the principle elevation in line with design guidance, being of a single storey and tucked in between the retaining wall and house it will be discreet and unimposing and so have no detrimental effect on the conservation area.

The first floor rear extension window is greater than 21m to any facing habitable windows; the roof ridge is considerably lower than the existing house pitch and so is in line with design guidance.



Ground Floor Plan - Proposed



First Floor Plan - Proposed



Rear view

3.1. Access

No alteration to highways access is required

No alteration to off street parking is proposed

No alteration to refuse & recycling is proposed

No alteration to the existing mains sewer connection is required.

Surface water will be dealt with on site with soakaways.

The extension will meet or improve on the building regulation requirements for high insulation and look to reduce energy demand wherever possible.

4.1. Contact

Client:

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Architect:

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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 and have been established for over five years, The Principle Architect, Andrew Brown, has a further ten years commercial London practice experience.



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.



Example of weavers cottage

New Dwelling, Rockside Road, Penistone

Designed in a conservation area well renowned for its weavers cottages, the row of high level windows and industrial steel trusses give the building its historical reference in a contemporary open plan home.



New Dwelling, St Johns Drive, Grantham

A building of three parts currently under construction; two curved sedum planted roofs, slicing into a central 'modernist' box reduced the apparent scale and created a beautiful ever changing building from any angle, cutting edge ICF construction and the latest renewable energy sources complete this truly unique building.