

DESIGN & ACCESS STATEMENT

Project

**REAR EXTENSION TO FORM
KITCHEN / DINING AREA
AND MASTER BEDROOM
WITH ASSOCIATED
INTERNAL ALTERATIONS**

At

**38 COOPER LANE
HOYLANDSWAIN
BARNLEY
S36 7JE**

For

MRS S. IXER

Date

JANUARY 2012

Project number

2003

Chris Gothard Associates Ltd.

architectural design

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INTRODUCTION

Chris Gothard Associates has been instructed by Mrs S. Ixer to prepare a Design and Access Statement to accompany the Planning Application to extend the existing dwelling to form a new kitchen and dining room at lower ground floor level with a Master bedroom at ground floor level. This statement should be considered and read in conjunction with the Planning Application and associated Drawings.

Physical Context

The site is located on the fringe of the village of Hoylandswain. The main building has a footprint of 12.5metres by 8.5 metres and is 7.5 metres high at the rear. The building is constructed in coursed artificial stone with a interlocking concrete tile roof. The building appears to have been constructed in the 1960's and has a dated internal layout and external appearance.

Socio Economic Context

As previulsy mentioned the dwelling is located on the fringe of the village of Hoylandswain.

Constraints & Opportunities

Following assessment of the Physical and Socio-economic context, with Planning Policies in view, the following constraints and opportunities were identified:-

CONSTRAINTS

- The need to respect the character and form of existing residential properties within the locality.
- The need to respect the Greenbelt status of the location.

OPPORTUNITIES

- The ability to keep, maintain and upgrade existing buildings to prevent dereliction.
- The opportunity to provide a sympathetic extension, utilising natural materials and local craftsmen.
- Providing additional accommodation to meet the needs of the current occupants expanding family.

DESIGN STATEMENT

Use

It is maintained that the rear extension and internal alterations to the existing dwelling are essential to provide additional space for the applicants' young family and to provide a more cohesive internal layout.

Amount

The building has a footprint of 12.5 metres by 8.5 metres and is 7.5 metres high at the rear.

The current proposal is to construct an extension on the rear of the dwelling with a footprint of 10.9 metres by 5.9 metres. The volume of the extension would be an increase of 33% over that of the existing building. It is required in order to provide accommodation for the owners expanding family.

The site is in the Green Belt. Planning Policy Guidance Note 2 states that extensions to existing dwellings in the Green Belt are not inappropriate development subject to the extensions not resulting in disproportionate additions over and above the size of the original building. Paragraph 3.8 of this PPG also requires that strict control should be exercised over the extension of re-used buildings in the Green Belt. This guidance is repeated in the Barnsley UDP. Policy GS8E states that extensions to buildings in the Green Belt will be considered having regard to the impact on the openness and character of the Green Belt, the size of the extension in relation to the existing building which should remain the dominant element, and in the case of traditional buildings the effect on the character of the existing building.

Layout

The design of the proposed extension has sought to be in keeping with the criteria set out in the above policies. The building itself is not an isolated building, but is located on the edge of a group of other buildings. This means that the extension would be seen as part of the larger group of buildings and therefore has little impact on the openness and character of the Green Belt in this location.

Scale

The extension would be constructed at right angles to the existing building and with a roofline lower than it. Due to its position, smaller footprint and lower height it would appear as subordinate to the existing building, which would remain as the dominant element.

Landscaping

There will be no new landscaping.

Appearance

It is intended that coursed artificial stone walling to match existing with interlocking concrete tiles to match the existing will be used. The timber cladding on the rear elevation will be removed and replaced with walling stone.

The extension has been designed to harmonise with the surroundings and create a sympathetic "organic/vernacular" appearance.

Materials

It is the intention that all materials will be approved as part of this application to negate the need for Pre-commencement Conditions being attached to any Planning Permission given.

Material used will be:-

- Walls - Artificial stone, to match existing dwelling
- Roof - Interlocking concrete tiles.
- Windows - Side hung casement windows to match the existing
- Feature gable window- Purpose made hardwood frames.

Samples of the above can be provided to the Local Authority if necessary.

Access

Pedestrian and vehicular access to the site is to be taken from Cooper Lane via the existing private drive.

Level access will be provided where possible to ensure the freedom of movement for disabled.

Summary

Overall the extension has been designed to provide the additional accommodation required without any undue impact on the open character of the Green Belt in this location and to be in accordance with the criteria set out in local and national policy.

It is maintained that this Design and Access Statement accords with the requirements identified within Circular 01/2006 and on the basis of this assessment, a grant of planning permission is justified with an appropriate design approach having been taken in the formulation of the residential development scheme.

ACCESS STATEMENT

Travel To Site

The development will be accessed by pedestrians directly from Cooper Lane, to the North of the site.

Where possible pedestrian access into the dwelling will be via Part M compliant steps.

Off-street parking will be provided for occupants and visitors within the site.

Building Environments

The existing front door will be removed, the main entrance will be to the rear of the property.

Buildings & Structures

All the proposed materials will comply with the relevant section of the Building Regulations as regards structural stability and thermal values.

Means of Escape

The existing means of escape situation will not be affected by the proposals.

Signs and Wayfinding

External paving and hard landscaping to comply with DFT Guidance, to be hardwearing with high slip resistance rating.

Sources and Guidance

Design references used include:

- Council's Disability Design Standards
- Building Regulations Approved Document Part M (2004)
- British Standards BS8300, Access for Disabled People
- Supplementary Planning Guidance – Mobility Housing
- National Housing Federation Publication; Standards And Quality in Development