

DESIGN AND ACCESS STATEMENT - 18 BRETTON STREET, KEXBROUGH, S75 5JZ

Proposed Residential Development

Submitted to Barnsley Council

March 2022

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1.0 - INTRODUCTION

1.1 Introduction

- 1.1.1 This supporting Design and Access Statement accompanies a planning application for the erection of a two storey detached residential property - Use Class C3 (Dwellinghouses) as defined under The Town and Country Planning Order 1987.



Plate 1.0 - Existing Scenario
Source: <https://www.google.com/maps>

2.0 - SITE ANALYSIS

2.1 Context Analysis

2.1.1 The application site is situated within the village of Kexbrough, in the town of Barnsley, South Yorkshire. Located to the west end of Bretton Street.

2.1.2 The site sits within a dense urban setting.

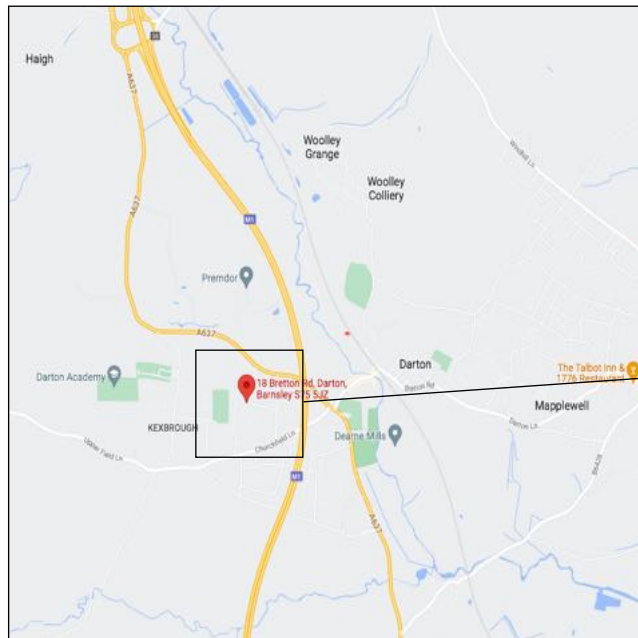


Fig 1.0 - District Map - Not to scale
Source: <https://www.google.co.uk/maps>

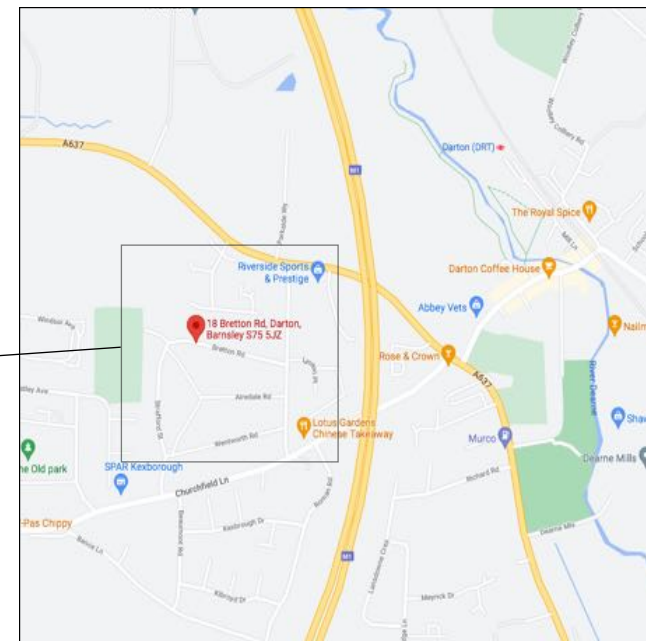


Fig 2.0 - Local Map - Not to scale
Source: <https://www.google.co.uk/maps>

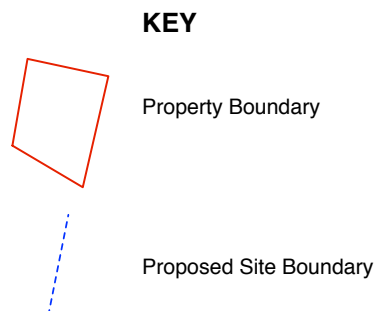
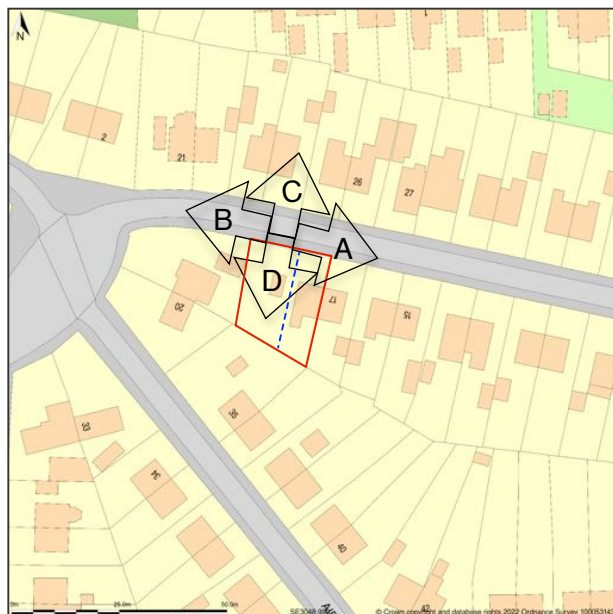


Plate 2.2 - Viewpoint C



Plate 2.3 - Viewpoint D



Plate 2.0 - Viewpoint A



Plate 2.1 - Viewpoint B

Fig 3.0 - Location Plan - Not to scale
Source: Ordnance Survey - 430412.33, 409834.33 430553.76, 409975.75 (at a scale of 1:1250), OSGridRef: SE3048 990

2.2 The Site

- 2.2.1 The site is approximately 376m², with an existing house occupying approximately 45m². The house has an approximate gross internal area (GIA) of 67m².
- 2.2.2 The existing house was built circa 1930.
- 2.2.3 The building does not have any architectural merit as existing.
- 2.2.4 There is a very slight gradient across the site, rising from the north to the south of approximately 500mm.
- 2.2.5 The site contains little in the way of mature vegetation (see Plate. 1.0).



Fig 4.0 - Location Plan - Not to scale

Source: Ordnance Survey - 430412.33, 409834.33 430553.76,
409975.75 (at a scale of 1:1250), OSGridRef: SE3048 990

3.0 - DESIGN RESPONSE

3.1 Pre-Planning Discussions and Planning Consideration

- 3.1.1 The scheme has been developed with consideration for current local, regional and national planning guidance.
- 3.1.2 During early design development, the immediate neighbours were consulted to allow any concerns to be raised and obtain feedback. The initial reaction was positive and the proposal deemed a welcome enhancement to the immediate area.

3.2 Contextual Vision and Detailed Design

- 3.2.1 The brief called for a spacious two storey three bedroom contemporary family home that is energy efficient.
- 3.2.2 The position of the proposed property within the site has been determined by the line created by the principal elevations of the adjacent properties. Maintaining the 'line' of these properties is essential in the interest of ensuring continuity along the street. The design in general seeks to satisfy the demand for what is seen as a quintessential English style of modern home (see Plate 2.4)



Plate 2.4 - Proposed building design

3.2.3 In order to observe the requirements of the original brief, care was given when considering the palette of materials. The walls will be constructed using Ibstock New Cavendish Stock facing brick (see Plate 2.5), the upper roof will be finished with Marley Modern concrete roof tile (Anthracite - see Plate 2.6), the lower roofs will be finished with Marley Concrete Plain roof tile (Anthracite - see Plate 2.7), the cills and lintels will be artificial stone (see Plate 2.8), the windows will be energy efficient white woodgrain effect uPVC (see Plate 2.9), the main entrance door will be an energy efficient white woodgrain effect composite door and the rear bifold doors will be energy efficient white wood grain effect uPVC (see Plate 2.10).



Plate 2.5 - Ibstock New Cavendish Stock facing brick



Plate 2.6 - Marley Modern concrete roof tile (Anthracite)



Plate 2.7 - Marley Concrete Plain roof tile (Anthracite)



Plate 2.8 - Artificial stone cills and lintels



Plate 2.9 - White woodgrain effect uPVC windows



Plate 2.10 - White wood grain effect uPVC composite door

3.3 Access, Scale and Mass

- 3.3.1 Existing access from Bretton Road will be maintained.
- 3.3.2 There will be sufficient parking within the site for two vehicles.
- 3.3.3 The main entrance is located on the front elevation, with an additional ground floor entrance / exit to the rear.
- 3.3.4 The proposed building will occupy a footprint of approximately 94m². which has been determined by the site configuration and the clients brief for accommodation.

3.4 Sustainability

- 3.4.1 The building envelope will incorporate a highly insulated air-tight structure to minimise heating demand.
- 3.4.2 In keeping with the performance of the superstructure, window and door specifications have been selected to ensure that air-tightness and thermal efficiency exceed current regulations.

3.5 Landscape Design (see drawing no. 118_104)

- 3.5.1 Permeable paving has been specified for designated hardstanding areas to reduce surface runoff and allow precipitation to natural drain.
- 3.5.2 Emphasis on areas designated for planting has been given careful consideration to soften the boundary treatments.

4.0 - SUMMARY AND CONCLUSION

4.1 Summary

- 4.1.1 This is an application for the construction of a three bedroom detached house on the site of 18 Bretton Street, Kexbrough.
- 4.1.2 The proposed scheme has been carefully developed and considered in such a manner as to reflect and enhance the character of the area through the development of a scheme that reflects the local rural vernacular. Appropriate selection of materials, consideration for the position and orientation of the proposed building within the site have all been carefully considered.
- 4.1.3 Scale and mass has also been carefully considered, so importance has been placed on ensuring proposed rooflines match neighbouring properties to allow the proposed building to sit comfortably within the site and within the context of the immediate surroundings. The design of the main elevation has also been developed to reflect the varying scale and mass of smaller individual buildings.
- 4.1.4 Longterm building performance has been the focus of the scheme, with emphasis on the ability to mitigate energy consumption.

4.2 Conclusion

- 4.2.1 Taking into account the sustainable merits of the proposed scheme, along with design, scale and appearance which has been influenced by local vernacular, we conclude that this application is in alignment with local, regional and national planning policy and should therefore be granted approval.

END OF DOCUMENT