

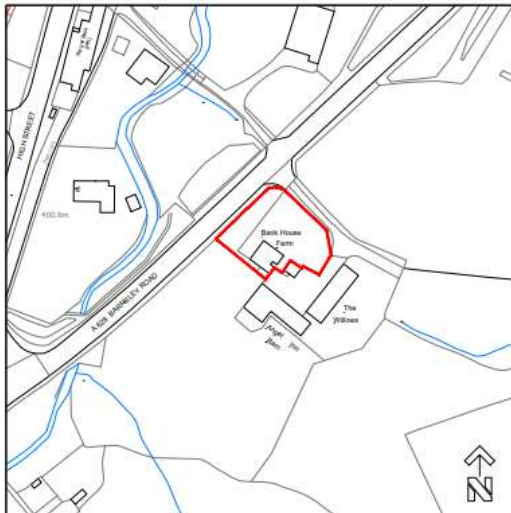
Design and Access Statement

Bank House Farm Silkstone

Alterations to Grade II Listed Building

(amendment to approved plans
2021/1361 dated 24/11/2021)

1 Introduction



location plan 1:1250

Fig 1 site location plan



Fig 2 front elevation

The application site is a two storey dwelling.

The building is Grade II listed.

There are no Tree Preservation Orders logged for this site.

The site is allocated for residential development and is situated in an established residential area.

The site is served by a single driveway which we propose to move slightly.

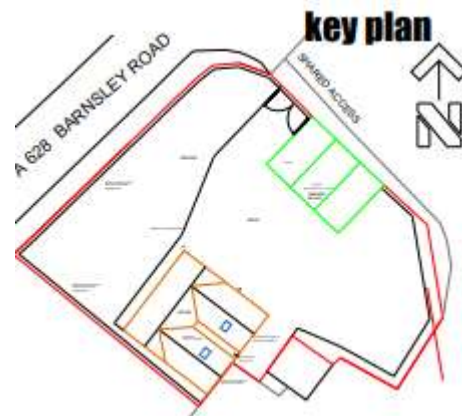


Fig 3 proposed site plan

It is proposed to demolish and rebuild unsafe areas of masonry.

It is proposed to add a rear 2 storey infill extension and velux roof windows to unseen inner roof slopes.

It is proposed to construct a triple garage block.

The driveway is to be relocated slightly.

The merits of the design are explained below:-

Energy Assessment

The extensions will be designed to a greater thermal insulation standard than the current building regulations so as to reduce future energy demand.

2 Policy and Design Assessment

From the pre application advice:-

The National Planning Policy Framework (NPPF) paragraph 190: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 193: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 194: Any harm to or loss of significance will require clear and convincing justification

Barnsley Local Plan Policy HE1: The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

Barnsley Local Plan Policy HE3: Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance

The main issue to be considered in the determination of this enquiry that may relate to a Listed Building Consent application is: -

- Whether or not the proposed alterations would harm the special architectural or historic interest or impact on the setting of the listed Building

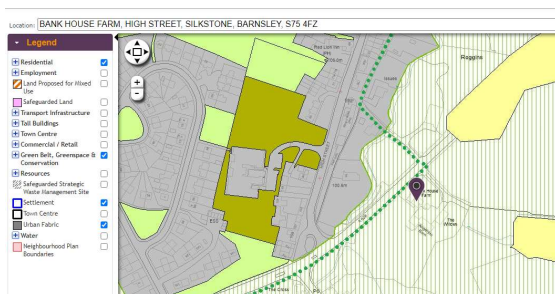


Fig 4 Extract from BMBC Local Plan

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

The rear extension and velux windows will not be visible from the main frontage

We have already gained approval to alter the listed building ref 2021/1361 and this new application is a variation of an existing approval.

The external facing materials will be as follows:-

- Walls:- matching coursed stone
- Roof:- stone slate to match existing
- Windows and doors:- timber double glazed units

These materials are consistent with the prevailing treatment of buildings in the locality.

The space separation between this extended property and neighbouring dwellings is generous and buildings are juxtaposed in manner, which does not create overshadowing. The rear extension and velux windows will not cause overlooking.

External Space standards

The scheme meets South Yorkshire Design Guide specifications with respect to amenity space.

The dwelling already exceeds the 60 sq. metres requirement for rear garden space.

All facing principal windows to habitable rooms are more than 21 metres apart

3 Security

We are cogniscent of S Yorks Police 'Safe by Design' in terms of placing of lighting and gates etc to afford security to the rear of the property and any vehicles parked within the site curtilage.

4 Flood Risk

Flood Risk

The site is in flood zone 1 and below a hectare so there is no requirement for a flood risk assessment.



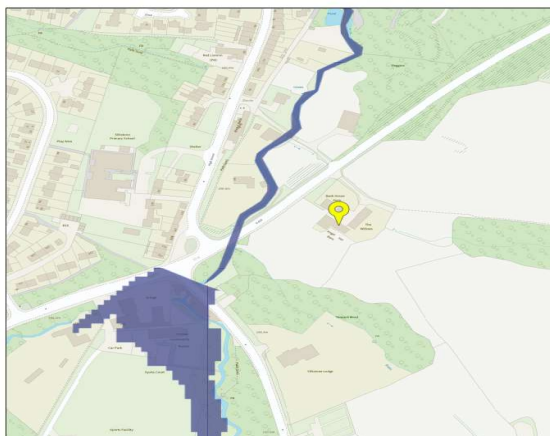
Flood map for planning

Your reference
Bank Ho Farm

Location (easting/northing)
429075/405389

Created
17 Aug 2021 13:02

Your selected location is in flood zone 1, an area with a low probability of flooding.



5 Access and parking

Car Parking:-

There will be 3 curtilage parking spaces on site

6 Conclusion

The development as described should be allowed because:-

1. The scale and siting of the development follows the traditional pattern in the area. The selected materials and fenestration are also complimentary to the existing built form in the urban landscape of the area.
2. The visual impact of the extension is low.
3. The scheme complies with land use and policy guidance at Local and National level.
4. There are no highway safety issues. Parking standards have been achieved.
5. Space standards and outside private and shared amenity space standards for the development have been achieved.
6. The site is not in a flood risk area.
7. The design will contribute towards meeting the variety in the demand for housing stock in an established residential area.
8. By allowing the rebuilding of both gable ends this will ensure that the building can be kept in good condition.

J Murray MCIOB 15/6/2022