

# Design Statement

Proposed Extension to  
9 Limes Close,  
Staincross, Barnsley  
S75 6JS

for

**Mr Reed**

Prepared By:

**Inspo & Co.**

*Architectural Design Services*

35 Paddock Rd,  
Staincross, Barnsley  
S75 6LF

Doc:  
JAN 2021



Existing Front Elevation

## Introduction

This design and access statement have been prepared on behalf of Mr Reed, the owner and resident of 9 Limes Close, Staincross Barnsley In support of a full planning application for extension and alterations to the house, in the form of a single storey front extension and raising of roof line on existing side extension to be the same as the original house.

## Location

The application site is:

9 Limes Close,  
Staincross, Barnsley.  
S75 6JS



Site Location Plan

## Background

9 Limes Close, Staincross is a detached flat roofed four bedroomed house Built around 1970 with a later 1970s / 80s two storey side extension.

The footprint is generally square shaped with the existing extension stepping backwards and downwards from the original house. The host building and existing extensions have flat roofs.

The property is set within a modest domestic garden, in Staincross, on the outskirts of Mapplewell village in Barnsley.

## Development History

Development has been as follows:

- Original house built around 1967 - 1970.
- Two storey side extension built in late 1970's or early 1980's.
- Single storey rear extension built in late 1970's or early 1980's.



Existing Rear Elevation

## The Proposal

### Form

The proposal is to raise the roof line of the existing side extension to match that of the original house so that a modern roof can be installed without compromise and weakness to the weather / elements and in doing so allow for the extension internal floor levels to be raised to the host so that floor plans flow without the need to step downwards.

The aged bitumen roof which is in a poor state will be replaced with a contemporary alternative – GRP (Glass Reinforced Plastic) ‘Fibreglass membrane’.

Also proposed is a modest ground floor extension to the front elevation which will increase the garage area, replacing internal space utilised to add a downstairs W.C.

The intentions of the proposed works are to provide Mr Reed and his partner with comfortable accommodation suitable for 21<sup>st</sup> century living, improving the internal layout and external appearance of the property which has suffered from poorly thought out previous developments.

Whilst the proposal is to raise the existing extension’s roof line, this will not impede on the neighbouring properties as it will not be built beyond their roofline, and the proposal to install additional parking to the front of the property will help reduce the need for vehicles being parked roadside on the street which currently restricts traffic flow and access to residents. The ground floor extension to the front will reflect alterations already undertaken by neighbouring properties and as the properties on the street are staggered will not prominently protrude.

### Materials

All materials have been chosen to improve the visual appearance of the property whilst respecting the 1970’s era of the buildings design.

External walls	- Brick and coursing to match original
Cladding	- To be replaced with an off-white Render
Windows / Doors	- Black uPVC
GF Roof	- Anthracite Marley Modern flat concrete tile
Main Roof	- GRP Membrane, in Anthracite

### Generally

The proposal aims to demonstrate a respect for the existing building by:

- Utilising materials and design style which is sympathetic to the original 1970’s architecture, whilst making the house look modern and pleasing to the eye.
- adopting a scale and mass, which compliments the host building and improves the overall aesthetic.
- Utilizing the existing and adapting those to create a home and layout which suits a 21<sup>st</sup> century way of living.

### Location

The proposal will occupy space currently used as additional parking on the front of the building, and will provide garage space which has been lost internally to provide a GF W.C.

### Landscaping

The existing drive will be retained where possible and additional parking will be installed to the front for multiple vehicles, at least three cars can be parked at any one time.

Artistic Impression of the Proposed Alterations



Proposed Front Elevation



Proposed Rear Elevation