DESIGN ACCESS STATEMENT

1 Bence Lane

Darton, Barnsley S75 5NX

Proposed extension and alterations.



Existing site aerial view

The existing building is currently an office for Dignity Home Care with a three-bedroomed flat at first floor level.

The new application is for change of use to full residential property complete with a new attached single storey garage and single storey extension to the rear with a two-storey main entrance to the front elevation.

The existing front elevation will be clad in natural stone complete with natural stone heads and cills around the windows. The existing flat roof will be reroofed with a hipped roof in blue slates to match the existing hipped roof.

The site boundary walls will be rebuilt in natural stone walls with stone pillars and black metal railings.

The site is located at 1 Bence Lane Darton, Barnsley. A location plan is included as part of the planning documents.

The site is surrounded by residential properties and conversion to residential use would be appropriate.

The property is two storey with a basement. The basement can be accessed from the rear or internally via the stairs.

Access is directly from Bence lane.

There is a combined (foul and surface water) manhole to the back of the property.

The site is not a flood risk zone.

Currently there are two or three parking spaces to the front, and this will remain unaffected with the new proposals.

The application site has a total area of 569m2. The existing building has an internal floor area of 62m2 on the ground floor and 62m2 on the first floor with a basement of 65 sq m giving a gross floor area of 127m2. The new garage; office; utility extension shall be 41m2 and the main entrance porch 3.1m2 and the rear extension will be 9.8m2 adding up to 54m2. Giving a gross internal floor area of 181m2.

The proposals will retain its existing scale in terms of height to eaves and ridge. The garage and rear extension will be single storey.

There are no trees within the site, only privet hedges which will be retained where applicable. New boundary walls will be built in natural stone complete with stone pillars, stone copings, and black metal railings.

The front elevation of the existing shall be clad in natural stone complete with natural stone heads and cills complete with stone quoins to the corners. The remaining facing brick to the rear and side elevation shall be rendered.



Street view of Dignity Home Care Offices

08-5-2023