

Mr R BRIDGES  
63 STATION ROAD  
WORSBOROUGH DALE  
BARNSELY  
SOUTH YORKSHIRE

DESIGN STATEMENT

CONTENTS

1. STATEMENT

QUILL ARCHITECTURE

### The existing site

Extracts from the current UDP plan, indicates that the site lies within a designated area of greenbelt and is positioned on the south side of Station Road, Worsborough Dale. In the township of Barnsley. The north boundary fronting the existing dwelling house runs parallel to this road for approximately 60metres. It is constructed of traditional sandstone laid random. The wall approximately 800mm high. above the finished surface of the pedestrian walkway, has a single opening, providing access to and from the site via a flight of steps, which descends 2 metres from the pedestrian walkway, to the finished ground level of the dwellings front garden area.

### South boundary

To the south an irregular boundary is formed by means of a mature hedge of varying species of shrubbery. This precedes a field drainage ditch, delineating the residential rear garden area, from the pasture and woodland land beyond. There will be no alteration to the existing boundary.

### West boundary

To the west, a more open aspect is apparent, with some existing shrubbery. It begins at the intersection with the north boundary and terminating half way down the sloping site. This pre defined boundary, separates the recently constructed dwelling and its outbuildings of No 41 Station Road from the site. It is proposed that additional planting will be carried out in the future, to continue the enclosure line with shrubbery to match the existing.

### East boundary

The east boundary again is laid with a mixture of shrubbery, which follows the contours of the site downwards to the drainage ditch south of the site; no additional work is required for this boundary. In addition, to the front and forward of the dwelling house, there is an existing single row of stone/brickwork structures. These consist of residential dwellings and storage buildings, which are set to a higher level dominating the road side.

### The existing dwelling house

The existing two storey detached dwelling house, which occupies the site, is set back approximately 10 metres from Station Road. It has undergone many changes since it was built, to suit the need of its previous owners. Situated on a large sloping site, of approximately 0.3 ha (.75 acres). The dwelling is constructed of coursed square sandstone to all elevations. During the late 1990's, a planning application was lodged with the local authority and permission was granted, to erect a two storey extension to the west gable, altering the original two up two down rural cottage. During these alterations, the character of the building was lost. This manifested with the timber windows being replaced, by a dark brown finished Pvcu and the roof covering changed, from the typical

welsh slate to a modern concrete interlocking tile, still evident today. In addition, a more recent conservatory has also been constructed, in Pvcu which occupies the full width of the lounge of the rear elevation. This conservatory, does not offer any architectural merit, or enhancement to the main structure. It is proposed that the conservatory be demolished to make way for the rear extension.

#### The Proposal side extension

Adjacent to the dwelling and situated to the west, is a small group of ad hoc structures. Built in different materials, these conflict with the main dwelling by design and construction. As part of the regeneration, these will be demolished, to enable the proposed two storey extension to be constructed. (see drg No CAD/QA/001. It is proposed that the new extension will project 4 metres outwards to the west by the full depth of the original gable, as shown on the elevation drawing CAD/QA/003. The external design, combined with the materials to be used has been of paramount importance, not only to harmonise with the existing structure, but to complement the surrounding area, maintaining character vernacular architecture.

#### Rear extension

In addition, to the side extension, a rear single storey dining area and lounge extension is also proposed. (drg No CAD/QA/003). This will occupy the whole length of the main dwelling house, inclusive of the new side extension. Again, designed to be complementary to the dominant main dwelling. Built of coursed square sandstone to all elevations, it will incorporate three main openings each 2.8metres in width, to maximise the view over the rear garden area and fields/woodland beyond. The design of the rear extension also incorporates a balcony, which is set into the mono pitch roof above the dining area. This balcony will provide a private recreational area. Accessed from the master bedroom only for the enjoyment of the current owners. This however will not cause any infringement of the neighbour's privacy rights, to the east and west of the site, or cause any conflict with the enjoyment of their respective properties.

#### Scale

The proposal is for the enlargement of an existing detached dwelling, within a relatively large site area. To be achieved by means of a two storey side extension, onto the west gable elevation, combined with a modest single storey rear extension onto the south. (see drg No CAD/QA/003). The proposed dwelling, inclusive of extensions will be less intrusive on the landscape than is currently observed. Where deleterious structures strewn the site. However with their demolition openness and uniformity of the site can be achieved.

### Conclusion

During the design process, a number of meetings have been held with a dedicated planning officer, to seek primarily advice on good design and to address any potential problems facing the site. The comments made by the planning officer, have been taken into account and incorporated into the overall scheme. In addition, all of the new external walling will be constructed of 19<sup>th</sup> century sandstone, which has been procured for the proposed build.

Compiled by.

Alan Davies ( for Quill architecture)  
Chapelfield House  
25 Hough Lane  
Wombwell  
South Yorkshire S73 0DP