

## **Access Design & Heritage Statement for**

### **T1162 – PROPOSED EXTENSIONS, INTERNAL AND EXTERNAL ALTERATIONS:**

270 Barnsley Road, Hoylandswaine, Sheffield, S36 7JA

#### **Client/Owner:**

Mr & Mrs Wilson,  
270 Barnsley Road,  
Hoylandswaine,  
Sheffield,  
S36 7JA

#### **Proposal:**

This application proposes the erection of a single storey extension to the side of an existing detached four bedroom property. The original floor plan of the building is an 'L' shape and we are proposing to extend on the ground floor to create a rectangular footprint. This application also covers the erection of two external entrance canopies, one over the front entrance and one over the side, as well as the addition of two new entrance gates and new fencing.

#### **Design Use:**

##### **Ground Floor:**

The space created by the addition of a side single storey extension will be used to extend the existing open plan kitchen, dining and living area. This additional space will also offset the space lost by the creation of a new side entrance lobby which will sit within the original footprint of the building. The extension is to better connect the home owners habitable space with the garden to the rear and side of the property.

The erection of the two external entrance canopies will shelter the home owners when entering the property and will provide additional interest to the elevations. The front entrance which was originally accessed by a set of forward facing steps will now be accessed by a landing serviced by a sets of steps on both sides. This change in access along with the addition of the front entrance canopy will break up the mass of the existing building.

##### **First Floor:**

The proposals include for three sunpipes to be installed into the existing roof. These sunpipes will provide natural light to the existing landing to replace the daylight lost by the infilling of the existing staircase window.

#### **Amount:**

##### **Existing:**

|               |                   |
|---------------|-------------------|
| Garage:       | 36.13 sqm         |
| Ground Floor  | 142.49 sqm        |
| First Floor:  | 142.49 sqm        |
| <b>Total:</b> | <b>321.11 sqm</b> |

##### **Proposed:**

|               |                   |
|---------------|-------------------|
| Garage:       | 36.13 sqm         |
| Ground Floor: | 187.65 sqm        |
| First Floor:  | 142.49 sqm        |
| <b>Total:</b> | <b>366.27 sqm</b> |

**Difference: 45.16 sqm larger as proposed.**

**Privacy:**

The proposals do not unreasonably impact upon the privacy of the neighbours; the proposed windows do not allow intrusive views through neighbouring windows or toward private garden areas.

**Overshadowing:**

The proposed extensions are sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

**Dominance:**

The proposed extensions do not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

**Driveways and Parking:**

The existing site and parking arrangements are unaffected.

**Private Garden Space:**

The proposed side extension will still leave large garden areas for family living with some flat lawn type areas and further hard landscaping in other areas. This application includes the addition of an outdoor seating and dining space which will offset the area of hardstanding taken away by the erection of the side extension.

**The Site Layout:**

The proposed extension has been designed to relate sympathetically with their surroundings, the amount of open space and landscaping and the proximity of adjacent buildings.

Our proposals are of a residential nature and do not create amenity problems with regards to privacy, noise, smell or other nuisance and the privacy of existing adjacent building is ensured through separating distances between the proposals and the existing neighbouring dwellings.

Our proposals seek to attain appropriate levels of sun lighting and day lighting within the internal spaces. This is achieved with wider than standard windows in specific areas which do not face towards neighbouring dwellings. Private outdoor space is provided for activities such as sitting out, children's play, drying & washing etc.

**Views from the Dwelling:**

The disposition of rooms and window sizes and shapes has been fully considered to be appropriate to their relationship to the spaces overlooked and their distance to other dwellings.

**The Visual Impact on the Site and Neighbouring Properties:**

The design will support local character and distinctiveness. We feel that the building design relates to what is valued about the area, the creation of good quality design.

**Scale:**

The scale of building supports local character and relates well to its surroundings. Good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it.

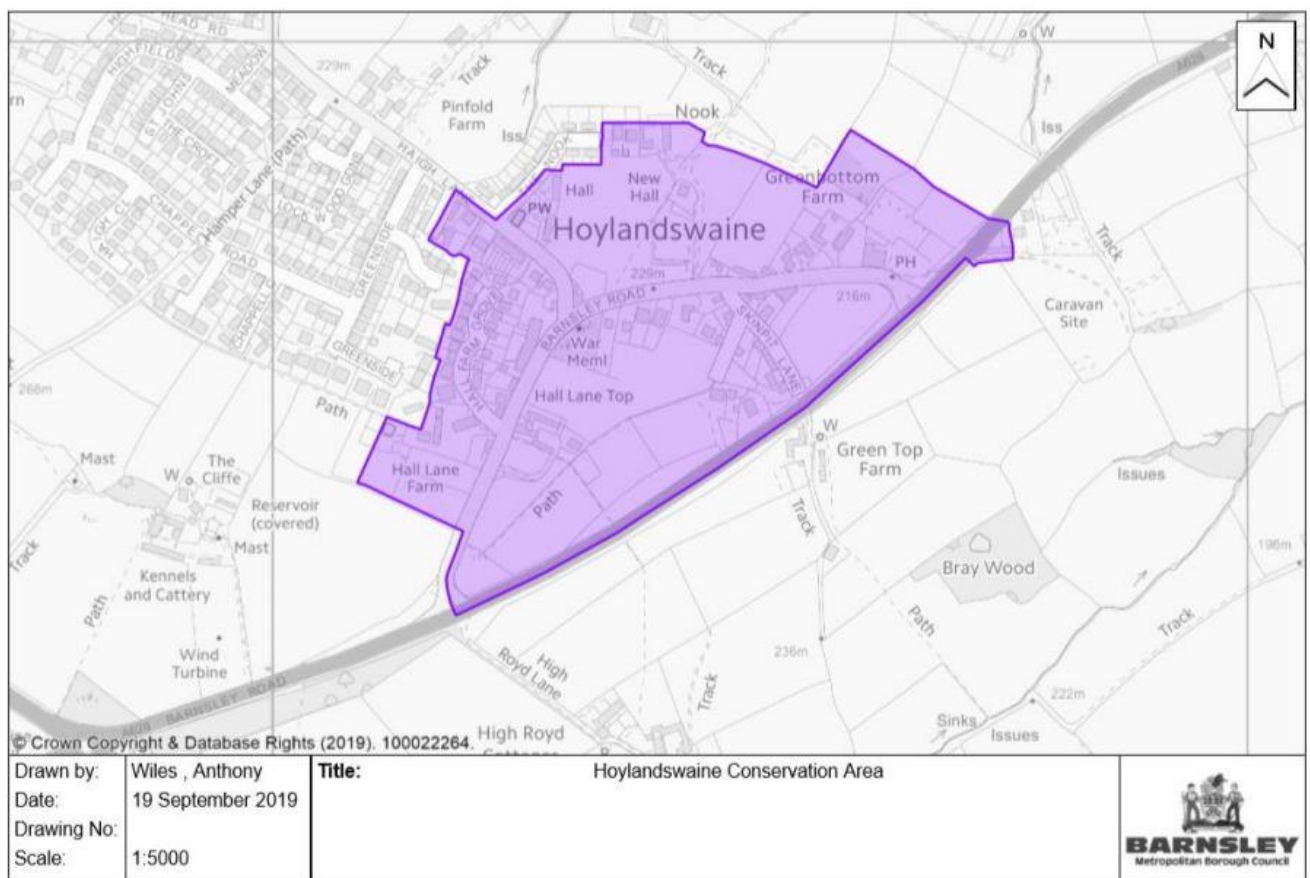
## Heritage Statement:

### Conservation Area:

The property forms part of the Hoylandswaine Conservation Area and as such is part of the Heritage Asset. The siting, scale, mass and character of the building which all form part of the asset will not be altered by virtue of these proposals.

There will be minimal impact to the conservation area. The extensions have been kept to a modest size and will mainly be obscured from view due to its position in relation to the host dwelling.

The proposals been designed to conserve and enhance the significance of the heritage asset(s) and their current setting. The proposed changes and extensions will be constructed of good quality materials appropriate to the character of the surrounding area.



Hoylandswaine Conservation Area.

### Greenbelt:

HW2 comprises the Green Belt to the south and south east of Hoylandswaine.

The existing Green Belt boundary is defined by the built form along Chapell Close, Cawthorne Drive, Greenside Gardens and Hall Farm Grove. Given the linear and consistent nature of the residential built form along these boundaries, the Green Belt boundary to the south west is therefore considered to be strong defined.

To the east of the local Barnsley Road, the Green Belt boundary is weakly defined by intermittent residential development along Barnsley Road and Skinpit Lane and approximately five houses off Barnsley Road.

The General Area does protect relatively open land contiguous to Hoylandswaine from urban sprawl. The

