



ANDY CUDWORTH ARCHITECTURE

Design and Access Statement

Proposed rear single storey extension at
35 Hopwood Street
Barnsley
S70 2BS

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DESIGN

OUTLINE OF THE SITE

The dwelling to which this application, for a single storey domestic extension relates is situated within the cartilage of a 1900 two and half storey stone built semi-detached house. The dwelling is a medium sized and stands in generous private grounds. The dwelling is within the Victoria Road Conservation Area.

Pedestrian and vehicular access is via a private drive from Hopwood Street.

SITE/BUILDING DEVELOPMENT POTENTIAL

The dwelling is set in grounds that will easily accommodate an extension, without affecting the amenities of the existing dwelling or those around it. Until recently a two storey side extension did exist. There is also an outbuilding immediately to the rear of the property along the boundary between numbers 35 and 37 Hopwood Street. This is proposed to be removed, for which consent is not required.

The applicant only wishes to extend by way of a single storey extension to form a light and spacious room. A contemporary modern, efficient and sustainable extension is proposed and a single storey modern design is considered to be most appropriate. The other rational in thinking with this design, is to preserve the provenance of the existing dwelling, by using a design that is not meant to try and simply match the existing, but make an individual statement and therefore not be looked upon as a failed attempt to extend in the more traditional manner. An example of the type of extension proposed can be seen in the below example, where traditional design meets modern contemporary.



It should be noted that all the existing original features are to be retained. Windows will be replaced and they will be replaced with sliding sash windows. Roofs will be retained in the original blue slate. All lintels and stone features are to be retained and renovated. The existing front tarmac and concrete parking areas are to be retained as parking, however this area will be enhance by removing the tarmac and concrete and replacement with charcoal block paving which will be further enhanced by being free draining. The property has also had an area of land in-filled and topped with concrete to the side, which is visible in the street scene. This is unsightly and this will all be removed to it's original level and block paved. Thereby enhancing the conservation area in the street scene.

It should be noted the existing brick outbuildings to the rear are to be removed, thereby removing the overbearing effect that exists on the patio area of number 37 Hopwood Steet.

The extension is proposed to be built upto the boundary with number 33. In this instance it does not affect the amenity for number 33. Number 33 currently has extensive pergolas and mature trees and shrubbery in this area forming a private area. The proposed extension will not give any more overbearing or overshadowing effect in this case. It is also set over 4 meters away from the rear window of number 33 and provides no more overshadowing than currently exists from the existing two storey offshoot. It should be noted that this extension could be built under permitted development had it only been a 3 metre rear projection and the only reason that a planning application is submitted is that the projection is slightly more than that.

It should also be noted that other dwellings have the same type of flat roof rear extensions in the same positions up to the boundaries with neighbours. Namely, 33 has a further projecting two storey and single storey rear extension up the boundary with number 31.

Both neighbours have been consulted in the design of both the extension and other alterations that are not subject of planning permission and points have been taken on board and the design meets with their approval under this early consultation.

USE

No other use for the property other than domestic has been considered as any change of use would be considered detrimental.

AMOUNT

The amount of extension as submitted is sympathetic in size and scale to the existing dwelling and also to adjacent dwellings that have been extended or converted over time.

LAYOUT

The layout is designed to be in keeping with the existing dwellings and the proportions of other adjacent properties that have been developed/extended.

SCALE

The design of the extension is of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.

LANDSCAPING

No landscaping is required to be considered as none of the existing landscape is to be affected. The existing garden areas are to be reinstated after construction works. No boundaries are affected.

APPEARANCE/DESIGN

The roof is intended to be in flat roof with glazed orangery. External walls are to be in render finish with cream colour finish.

ACCESS

There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement is unaffected. Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Relevant sections of the Barnsley UDP, most importantly SPG4 and the Victoria Road Conservation Area policy have been consulted.

Date.....20/07/2011...

Signed...A Cudworth...

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