

Design and Access Statement

Proposed Ground Floor Extension
To
1 Skinpit lane
Hoylandswaine
Barnsley
S63 7JY

Introduction

This Design and Access Statement, in line with DCLG Circular 01/2006 “Guidance on Changes to the Development Control System”, has been prepared to accompany a planning application for a ground floor extension and internal alterations to 1 Skinpit lane, Hoylandswaine, S36 7JY.

The property is in a conservation area and a design has been created that will both respect and enhance the existing street scene and the local area and with regard to the policies of Barnsley Metropolitan Borough Council.

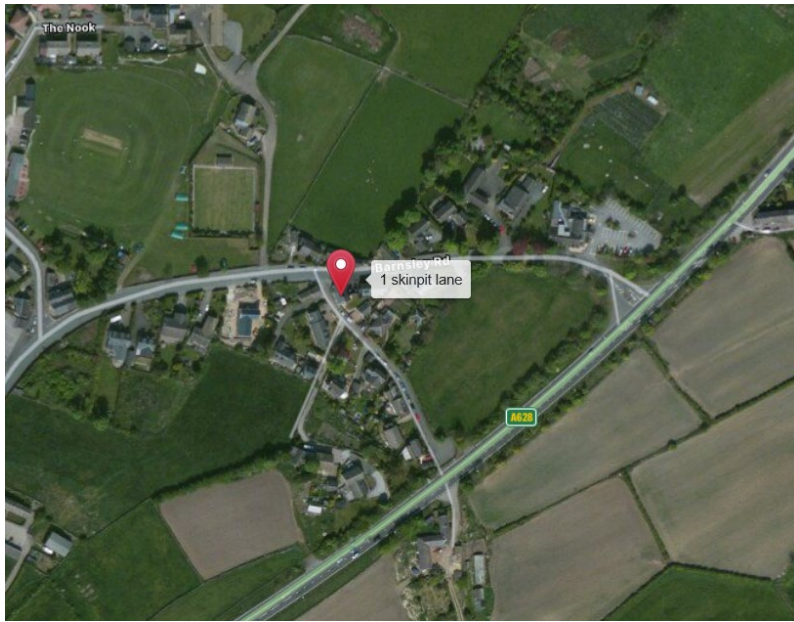
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1. Site Assessment

- The existing dwelling is located at 1 Skinpit lane in the village of Hoylandswaine, west of Barnsley town centre and beyond the M1 motorway
- There is an existing bungalow to the southern boundary, an adopted highway to the north and west and a contemporary two storey dwelling on the eastern boundary
- This established residential area has a mixture of bungalows, both single storey and dormer, and 2 storey dwellings, of varied architectural designs and materials palette. There is no overriding architectural style in the local area
- The site is located within a Flood Zone 1 area and a copy of the Environment Agency Flood Mapping Report has been submitted in support of this application





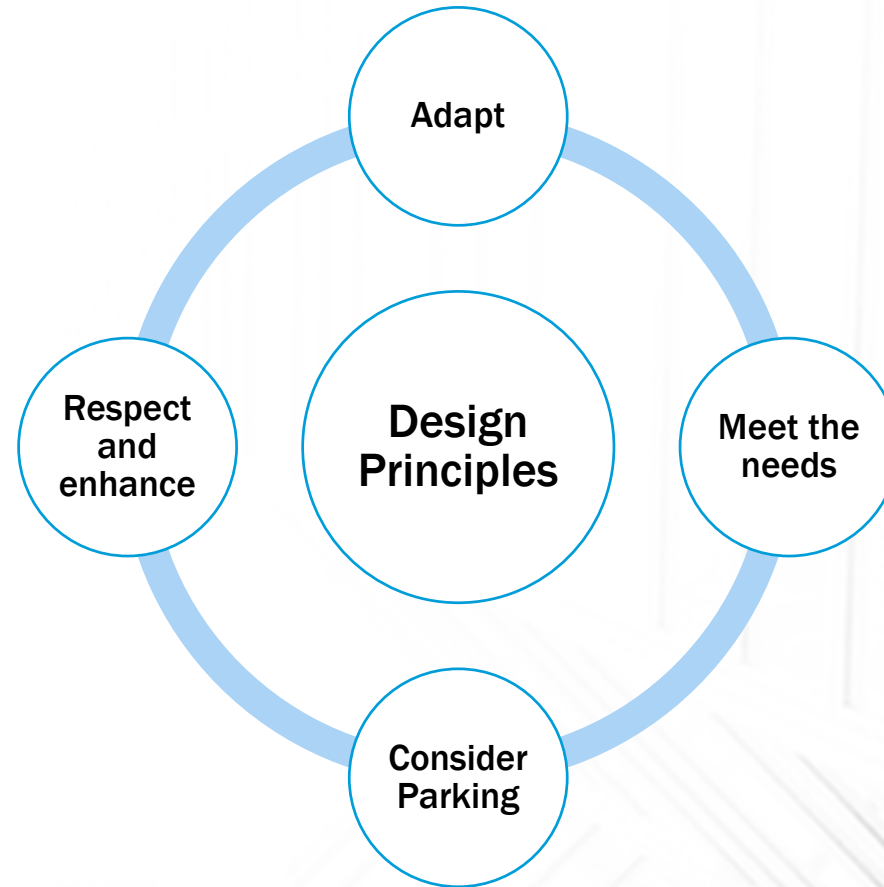
Existing Dwelling Styles & Aerial Photograph



Existing Dwelling Styles

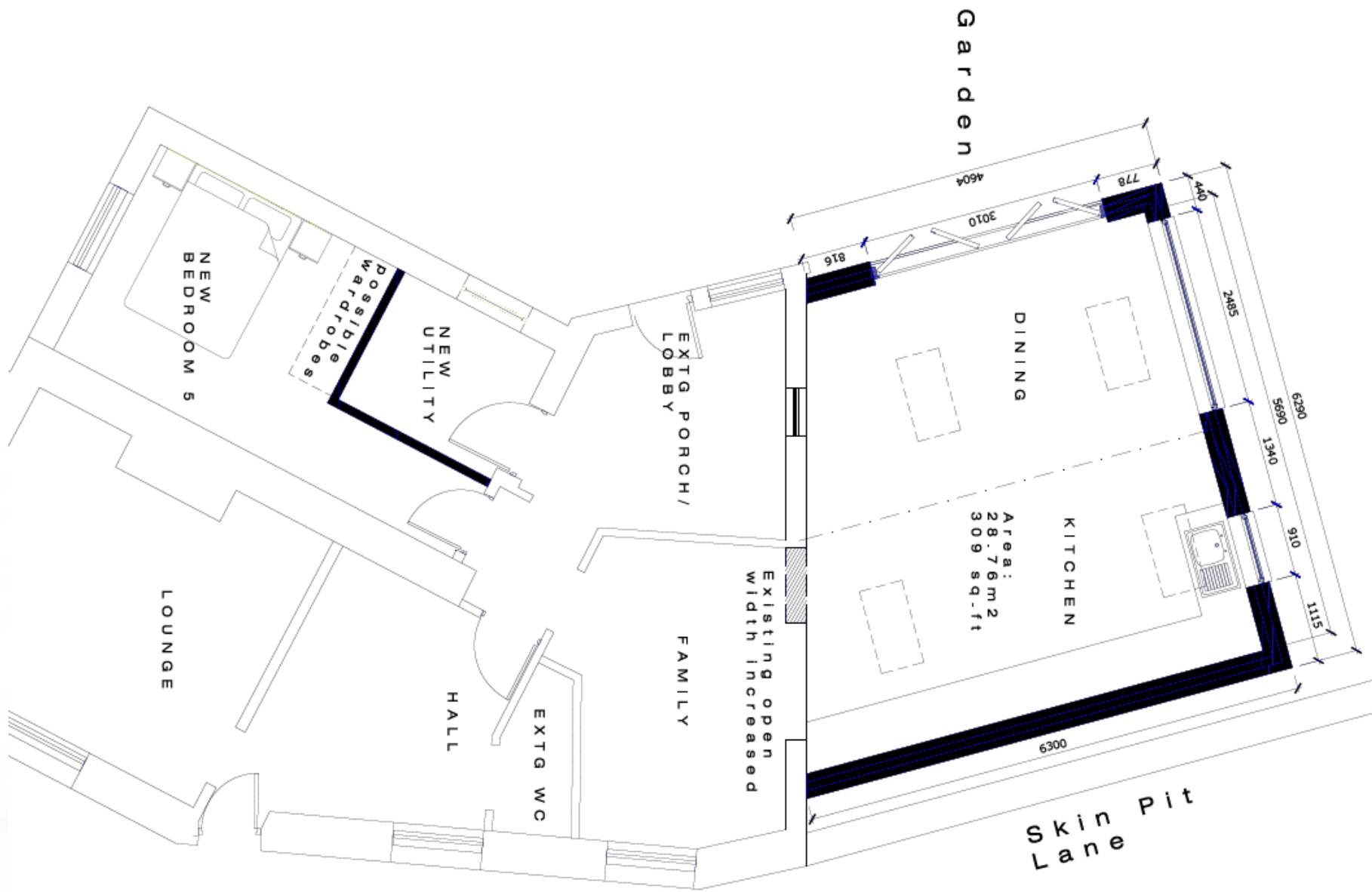
2. Design Process

- The design has been based around the following principles:
- A domestic conversion and internal alterations to update and adapt an existing dwelling
- Adapt to meet the needs and demands of a modern young family
- Maintain the existing parking facilities within the site
- Ensure the design and material palette respect and enhance the local vernacular
- The architectural style uses expressiveness of form and design combined with innovation and creativity to present a building that is sympathetic to the heritage of the both the existing dwelling and the local area

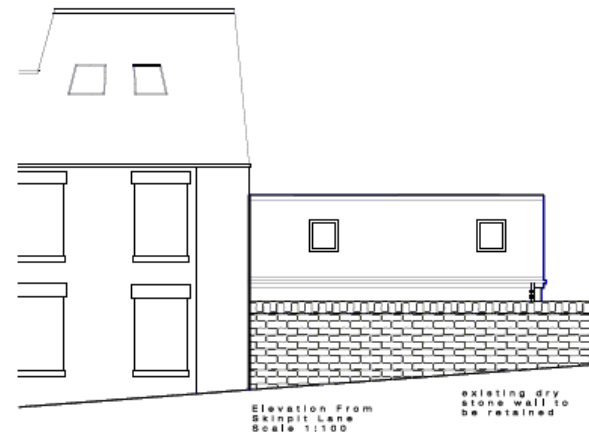
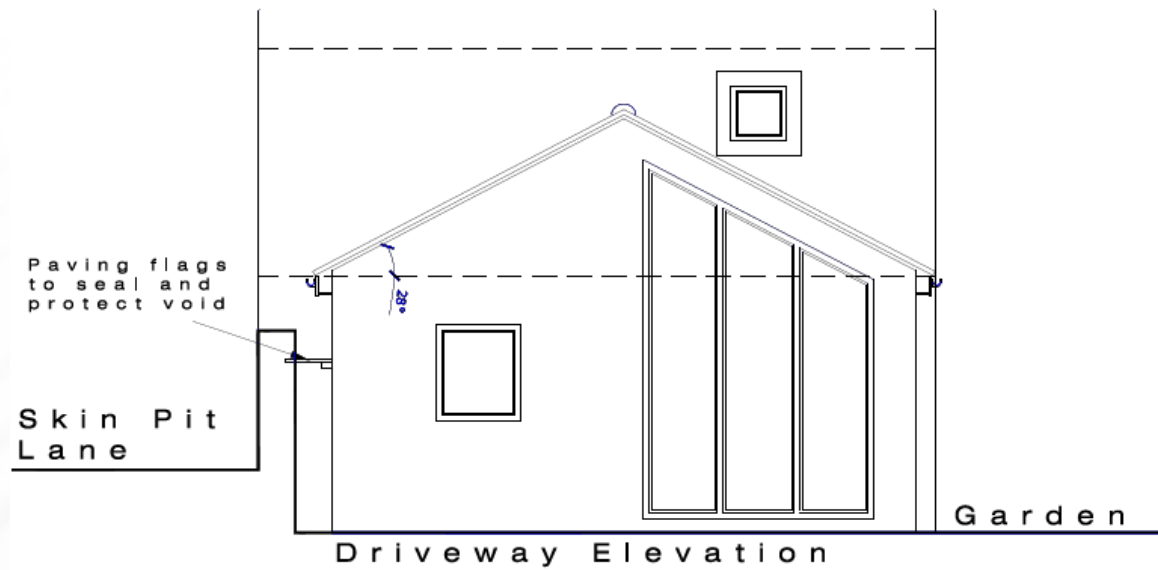
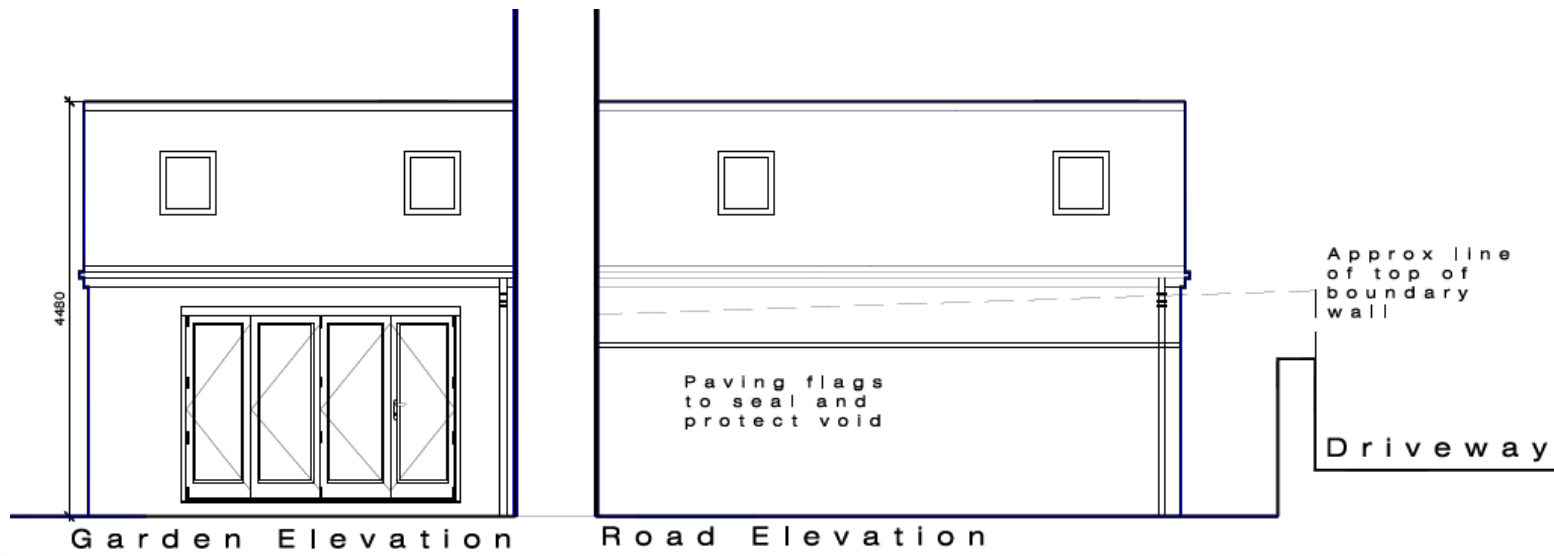


3. Layout and Scale

- The existing dwelling has a floor area of around 180sq.m over 2.5 storeys and sits within a plot of around 336 sq.m.
- The new proposals increase the habitable area by 28.76 sq.m. with around 97sq.m at ground floor
- The first and second floors remain unchanged
- The ground floor will have an enhanced living, dining, and kitchen area together with a new utility room and 5th bedroom
- The proposed plan has been shown on the following slide for ease of reference

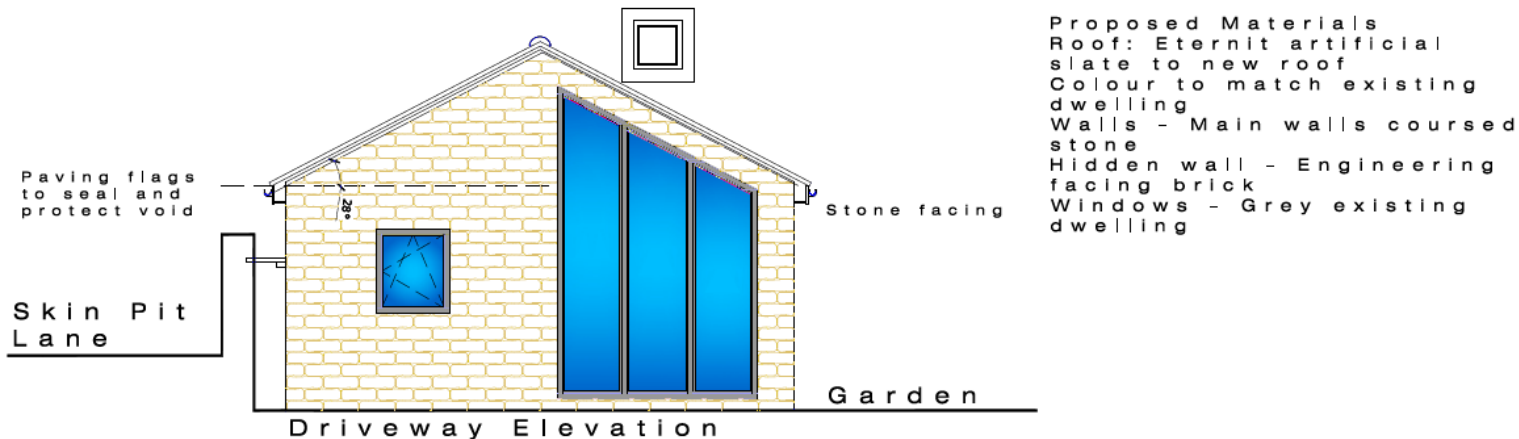
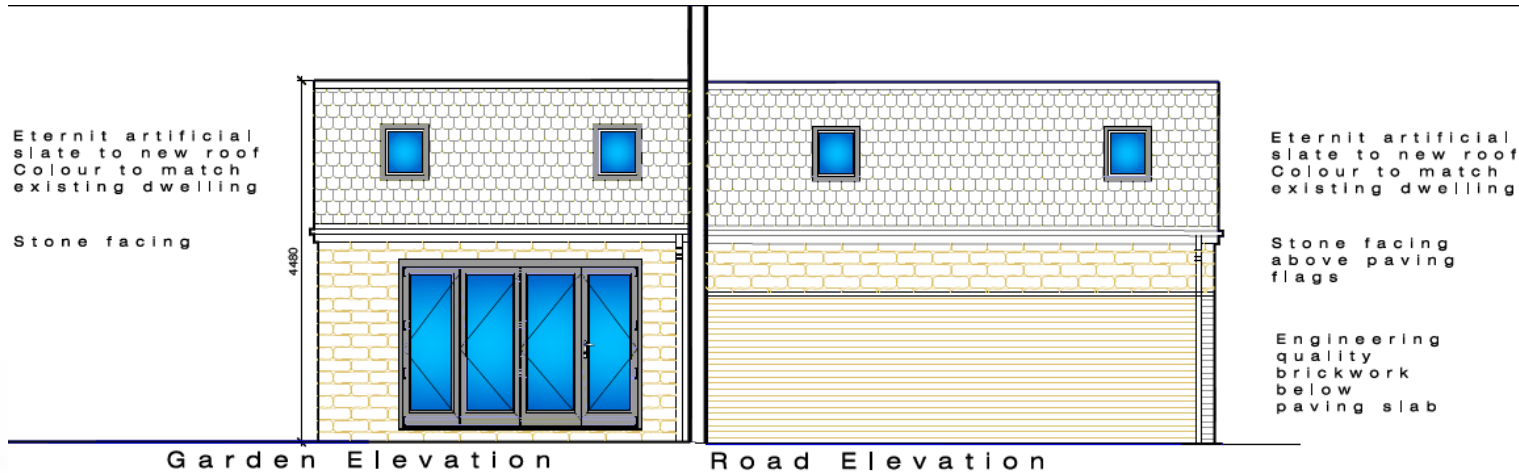


Proposed Re-modelled Ground Floor Plan



Proposed Elevations

4. Materials



Elevations with Materials

- The proposed materials are in keeping with the local area and examples of these can be seen in the photographs of the local architectural vernacular
- A slate grey artificial slate will be used on the new roof
- We have introduced dark grey window frames to complement this choice

5. Access



- The property curtilage currently has direct vehicular and pedestrian access off Skinpit Lane
- These access points are to remain unchanged
- The new dwelling will have accesses that are suitable for residents and visitors alike
- The front entrance to the dwelling remains unchanged
- The current number of parking spaces, circa 4No spaces, will remain unchanged
- There are a number of bus stops within easy walking distance of the property and these in turn provide links to the wider Barnsley area. Stands A5 & A14 at Barnsley Interchange serve the local area
- BarnsleyCentre is only a short fifteen minute car journey

6. Conclusion

- This Design and Access Statement demonstrates that the proposed new conversion is suitable for this setting and that the site and area analysis has been considered in preparing the final design
- It has been designed to enhance the architectural style and appearance of the existing building and provide an outstanding example of contemporary residential architecture
- The ground floor extension has been designed to provide a natural extension to the existing dwelling without the feeling of a 'bolt on' addition
- The use of materials sympathetic to the local area will enhance this naturality
- The property has adequate transport links to Barnsley and the wider area from that point
- The current level of off street parking to this property has been maintained
- It is therefore requested that planning permission be granted for this proposal