21 GRANVILLE STREET, BARNSLEY

Design and Access Statement

Re-modelling work and extension to property

Prepared on behalf of:

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1.0 Introduction

1.1 This is a statement submitted in support of the re-modelling and extension of 21, Granville St Barnsley S75 2TQ

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 **Physical**

The existing dwelling on Granville St is located in the effluent old town area of Barnsley close to Huddersfield Road. The property is an existing three storey Victorian dwelling that consists of three double bedrooms and master bathroom spaced over the first and second floors. The ground floor consists of main entrance hall, living and dining room to the front and kitchen to the rear. The dwelling also has a basement level that is used for storage.
The built environment around the site is mainly residential and densely structured with terrace housing along Granville Street towards Green Foot Lane.
The scheme is proposing a one storey extension to add an additional lounge, store room and W.C. incorporated into this will be an extension to the kitchen allowing seating to be added. The work will also involve internal re-modelling to create a more usable kitchen, dining and family area.

The aerial picture below shows the site in context.





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2.3 Access audit

The proposed work will not affect any of the existing access points.

2.4 Social

The proposed extension will add a subtle modern twist to the existing property by incorporating traditional materials such as traditional Yorkshire stone walls with a black brickwork plinth, black powder coated aluminium windows and doors and a TECU bronze flat roof. The re-modelling of the property will create a better family social space providing the kitchen with a dining area, also adding a larger lounge area and outdoor seating/communal area.

2.5 Economic

The scheme aims to improve the usability of the family home.

3.0 Relevant planning policies

3.1 The development will comply fully with all requirements of the SPG document and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Evaluation of the context

4.1 **Identification of opportunities**
There will be a significant gain in visual amenity by sympathetic and well designed development which will be a positive addition to the immediate neighbourhood. The development also aims to provide a much better family home that will be sustainable for many years.

4.2 **Identification of constraints**
The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered.

5.0 Design of the scheme

Amount: The proposed development provides and additional lounge area, W.C. and store, with an extension to the kitchen and outdoor decking area.

Layout: The interior of the existing dwelling will not be altered except from the demolition of the external wall from the sitting room which will have folding doors added in its place so that the sitting room and proposed lounge could either be separate or open plan whichever the client requires. Large floor to ceiling windows have been used for the north facing wall of the proposed lounge to open onto the patio so that the garden is brought into the family space creating a better environment for social interaction for the family on a day to day basis. The kitchen will be extended to accommodate a new seating area to the rear. A new ground floor WC will be included in the changes to provide more amenities for disabled and ambulant occupants in the future. Windows and doors have been strategically placed throughout the extension to provide a network of views from the kitchen and living areas into the garden. Off the kitchen a new opening will be created forming a direct link to the W.C. store room and lounge area. The roof will project over the terrace to

provide shelter in winter and with incorporated fenestrations within the canopy to allow light into the lounge.

Scale: The massing of the proposed has been carefully designed not to impose on the context of the area keeping the extension to a single storey.

Landscaping: The landscaping of the site will remain unchanged.

Appearance: The proposed ground floor extension will be built using traditional and modern materials in a modern style as to distinguish between old and new. The traditional material will be Yorkshire stone cladding, which will be an effective contrast with the bronze roof and black aluminium windows.

Access: The development will comply fully with all requirements of Approved Document 'M' and will allow full access to the ground floor for all people. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. A mixture of hard and soft landscaping will be provided with changes in materials finishes or planting clearly demarcated. Any transitions between hard and soft features will be less than 15mm in elevation. Guardrails and tactile surfaces will be used at all relevant obstacles. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

Once inside all new doors and corridors are to be wide enough to allow wheelchair access to all parts of the ground floor of the building. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents.

6.0 Concluding Statement

6.1 This design and access statement has been written in support of a planning application for 21, Granville Street, Barnsley. The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

6.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

Access
Safety and security
Sustainable development through the re-modelling of the existing property
Visual amenity

6.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.