



**REPLACEMENT DWELLING,
7 DARK LANE, KERESFORTH HILL,
BARNSELY, S70 6RE.**

DESIGN AND ACCESS STATEMENT

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REF: 201606.DA1**

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DESIGN AND ACCESS STATEMENT

1.0 Assessment

1.1 Physical Context

The recently vacated property the subject of this planning application is an existing detached dwelling positioned just slightly to the west of centre of it's plot.

The existing building is a relatively modern detached bungalow and averages 15.4m wide over a principal span of 12.5m. It is built in facing brickwork under shallow pitched and flat roofs finished with mineral felt with principal window and door openings positioned in the north-east and south-west elevations facing on to the private gardens. In the north-west elevation and south-east elevations there are some secondary openings to one of the existing bedrooms, the living room and to the kitchen and utility areas.

Internally the property provides Living, dining and kitchen and utility accommodation alongside 3No bedrooms, a house bathroom, a separate WC and an integral garage. At the rear is a generous deck/balcony with brick pillars and steps down to the rear garden

Due to the sites topography there is a near storey height change in level in the depth of the property that forms an undercroft that creates a storage and access area under the principal accommodation at ground floor level.

The property stands on a plot that slightly tapers between 23.5m wide in north-east to about 18.5m wide in south-west by an average length of 76m long equating to approximately 1,600m² along a diagonal axis between the plots north-east boundary with Dark Lane and its south-west boundary with the fields and open-space beyond on the western side of Keresforth Hill accessed via its own private drive off Dark Lane off Keresforth Hill Road, the B6099, about 2.0km or 1.25miles south-west of central Barnsley.



Front Elevation.



Rear Elevation.

1.2 Social Context.

The relatively small scale of this proposal for a private client seems to have limited impact upon the local social context and, so far as we are aware, there are no specific public aspirations for this site or locale.

1.3 Economic Context.

As with its social context the relatively small scale of these proposals would seem to have limited impact upon the local economic context but if successful it will have the benefit of continuing the viable use the land and will enable the provision of a contemporary and substantially more efficient modern dwelling.

1.4 Planning Policy Context.

Planning policy has been used to inform the design process and amongst the things considered at a national level was The National Planning Policy Framework.

At a local level the borough council's core strategy has been used to inform matters alongside their relevant SPD's on housing and amenity and their saved UDP policy on Greenspaces which was also highlighted to the clients in their preliminary pre-application enquiry to the local planning department.

The property is also outside the local flood zone shown on the Environment Agency's Flood Maps and it is not anticipated that it will exacerbate flooding elsewhere as sustainable surface water drainage comprising soakaways is proposed, subject to ground conditions. The existing foul water outfall from site via the existing septic tank and sub-surface irrigation system will be retained and repaired/refurbished as necessary.

With the buildings being relatively contemporary and built from "tight" modern construction, there appeared to be limited signs and/or potential for protected species and as such no further investigation was proposed, however, this can be reviewed in due course if any local evidence suggests differently.

Historic mapping dating back to 1855 has been reviewed and this suggests that the land has been predominantly rural in character throughout and therefore, unlikely to have been affected by potential contaminants/operations.

2.0 Evaluation

The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design wherever possible as discussed further in the remainder of this statement.

3.0 Design

3.1 Use

The existing building is a recently vacated detached three-bedroom dwelling bungalow. The proposed building continues to be residential but the existing footprint has been optimised to provide a more contemporary and efficient residential solution.

3.2 Amount

The proposed building provides residential accommodation across three floor levels, however, the 1st floor has been created in, what would otherwise be, unused roof void and the lower ground floor, within the undercroft, created by the sites natural topography and provides modern family living spaces in combination with 4 bedrooms and the associated ancillary and sanitary accommodation and an integral double garage.

3.3 Layout

The Layout of the site is generally the same as the existing arrangement with the dwelling being positioned just off centre in the plot over a very similar footprint with generous amenity spaces to front and rear.

3.4 Scale

The proposed building employs contemporary floor to floor dimensions and a more typical/vernacular roof pitch and suitable lower ground floor level to ensure that the scale of the new building is closely comparable to that of the original dwelling, especially if it had had an adequately pitched roof rather than the shallow pitched roof that was often used at the time of the original build, for it to integrate with the single storey dwelling adjoining and the streetscape generally.

3.5 Landscaping

Existing tarmac driveway to be made good/re-surfaced as necessary in conjunction with re-laid art-stone flagged paths and rear terrace with remaining front and rear amenity spaces laid out to terraced private gardens as existing. Existing soft landscaping will be mostly retained and managed and protected during the construction process.

3.6 Appearance

The new dwelling will be constructed in regularly coursed locally sourced split faced sandstone with matching sawn natural stone sills and heads and mullions under an artificial stone slate roof laid in diminishing courses with matching angular reproduction stone ridges mortar bed and pointed and mechanically anchored and will incorporate light oak woodgrain PVC windows and composite insulated entrance and garage doors and matching finish aluminium sliding and folding doors to rear leading on to cantilevered steel balcony with frameless glass guarding and upper floor flush Juliet balconies.

3.7 Access

Existing private drive and pedestrian accesses off Dark Lane will be retained and made good and re-surfaced as necessary in matching materials as mentioned above.

4.0 Summary

Taking all factors in to consideration, it would appear that the proposals are compatible with local and national planning policy and will bring back in to viable use this vacant building/site as a more contemporary and efficient private residence and that as a result it is hoped that it can be viewed favourably during the planning process.

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