George Street, Worsbrough, Barnsley S70 5AG

Barnsley Metropolitan Borough Council

Replacement of the existing vertical timber cladding panels with new stone wool silicone external wall insulation system. Replacement of the existing timber soffit boards to the underpass with new render carrier board heck silicone render system to properties No. 3 – 3a, No. 4 – 4a, No. 12 – 14, No. 15 – 15a and No. 21 George Street.

Planning Application | P1

04 January 2024

BC2202 22

Design and Access Statement

George Street, Worsbrough, Barnsley

Project no:	BC2202 22
Document title:	Replacement of the existing vertical timber cladding panels with new stone wool silicone external wall insulation system. Replacement of the existing timber soffit boards to the underpass with new render carrier board heck silicone render system to properties No. 3 – 3a, No. 4 – 4a, No. 12 – 14, No. 15 – 15a and No. 21 George Street.
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Document history and status

Revision	Date	Description	By	Review	Approved
P1	04.01.2024	Design and Access Statement	NRL	BJL	SAS

Limitations

This report is presented to Barnsley Metropolitan Borough in respect of the replacement cladding and soffit details at George Street and may not be used or relied on by any other person. It may not be used by Barnsley Metropolitan Borough Council in relation to any other matters not covered specifically by the agreed scope of this report.

Notwithstanding anything to the contrary contained in the report, Align Property Partners is obliged to exercise reasonable skill, care and diligence in the performance of the services required by Barnsley Metropolitan Borough Council and Align Property Partners shall not be liable except to the extent that it has failed to exercise reasonable skill, care and diligence, and this report shall be read and construed accordingly.

This report has been prepared by Align Property Partners. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Contents

1. Introduction

1.1 The Applicant

This planning support statement has been prepared by Align Property Partners to support a full planning application submitted on the behalf of Barnsley Metropolitan Borough Council.

1.2 Application Description

Replacement of the existing vertical timber cladding panels with new stone wool silicone external wall insulation system. Replacement of the existing timber soffit boards to the underpass with new render carrier board heck silicone render system to properties No. 3 – 3a, No. 4 – 4a, No. 12 – 14, No. 15 – 15a and No. 21 George Street.

1.3 Supporting Statement

This document provides background and technical information required to assist in determining the planning application. Its primary purpose is to set out the key planning considerations and how these are addressed in the design of the proposed development.

1.4 Supporting Documentation and Drawings

The following plans and documents are provided as part of the planning application:

Document No.	Rev	Title	Scale
BC2202 22-APP-XX-XX-DR-B-000001	P1	Location Plan	1:1250
BC2202 22-APP-XX-XX-DR-B-000220	P1	Elevations and Details (No.3 – 3a)	1:50
BC2202 22-APP-XX-XX-DR-B-000221	P1	Elevations and Details (No. 4 – 4a)	1:50
BC2202 22-APP-XX-XX-DR-B-000222	P1	Elevations and Details (No. 12 - 14)	1:50
BC2202 22-APP-XX-XX-DR-B-000223	P1	Elevations and Details (No. 15 – 15a)	1:50
BC2202 22-APP-XX-XX-DR-B-000224	P1	Elevations and Details (No. 21)	1:50
	P1	Design and Access Statement	

Table 1 Planning Application Drawings and Documents

2. Site Location and Description

2.1 Site Features and Constraints

George Street is located to the south of Barnsley and can be accessed via the A61 or Broomroyd Road which will provide the main access route to be utilised during the building works. Each property is predominantly surrounded by residential dwellings and they're not located within a conservation area with no locally listed buildings identified.

Each of the properties is of traditional construction with facing brickwork (buff) and vertical timber cladding walls (black). The roof has a pantile covering (red), windows and doors are UPVC (white) and the rainwater goods are UPVC (black).

3. Detailed Description of Proposal

3.1 Reason for Development

The existing vertical timber cladding system does not meet Building Regulations requirements for Approved Document Part B – Fire Safety. The proposed cladding and carrier board system will be a minimum fire performance 'Class A1 (BS EN 13501 – 1:2002) non-combustible in line with the current Building Regulation requirements. The proposed cladding and carrier board system is to be installed to circulation areas between properties and living spaces to prevent the spread of fire between properties.

3.2 Scale

The scale will not be affected. Cladding will be replaced to existing areas only.

3.3 Appearance

The appearance of the cladding will change in appearance and colour. The vertical timber cladding panels (black) will be replaced by a new specialist insulated board with render finish (grey). The timber soffit boards (black) to the underpass will be replaced by a specialist carrier board with a render finish (grey).

No other features will change.

3.4 Layout

The layout of the cladding will not be affected.

3.5 Use

The properties will continue to be used as a residential dwellings.

3.6 Amount

The extent of the cladding to each property façade and underpass will not be changed.

3.7 Access

Existing access and egress routes will be maintained.

3.8 Landscaping

Not applicable.

3.9 Risk from Flooding

The site does not lie within an area with a history of flooding.

4 Conclusion

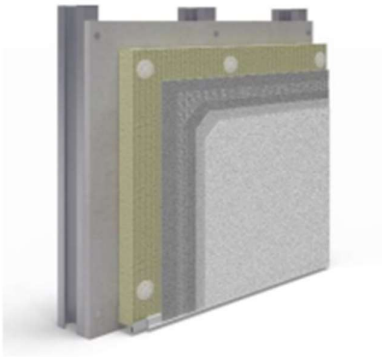
In conclusion, the applicant seeks permission to replace the existing vertical timber wall cladding system and timber soffit boards (underpass) to residential properties No.3 – 3a, No.4 – 4a, No.12 – 14, No.15 – 15a and No.21 in George Street, Worsbrough Barnsley. The proposed specialist insulated render board system will provide improved thermal and fire performance to each property in line with current Building Regulations.

Appendix A – Insulated Wall Cladding System

210A EXTERNAL WALL INSULATION SYSTEM

- **Manufacturer:**
  Wetherby Building Systems Ltd.
  1 Kid Glove Road
  Golborne Enterprise Park
  Golborne
  Greater Manchester
  WA3 3GS
  Tel: 01942 717100
  Fax: 01942 717101
  Email: info@wbs-ltd.co.uk
  Web: www.wbs-ltd.co.uk

- System Reference: **Wetherby Stone Wool Silicone External Wall Insulation System.**



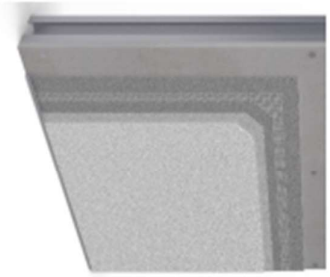
- Insulation: WBS Stone Wool Insulation Boards.
  - Thickness: 100mm.
  - Board Size: 1200 x 600mm.
  - Minimum Compressive Strength: 10 kPa.
  - Thermal Conductivity: 0.036 Wm^2/K.
  - Performance in Relation to Fire:
    - Class A1 (BS EN 13501-1:2002).
    - Non-combustible.
  - Environmental:
    - CFC / HCFC Free.
    - Zero ODP.
    - GWP Less Than 5.

Appendix B – Carrier Board System

210A EXTERNAL WALL RENDER SYSTEM

- **Manufacturer:**
  Wetherby Building Systems Ltd.
  1 Kid Glove Road
  Golborne Enterprise Park
  Golborne
  Greater Manchester
  WA3 3GS
  Tel: 01942 717100
  Fax: 01942 717101
  Email: info@wbs-ltd.co.uk
  Web: www.wbs-ltd.co.uk

- System Reference: **Wetherby Render Carrier Board HECK Silicone Render System.**



- Render Carrier Board: WBS 12mm Render Carrier Board.
  - Board Size: 1200mm x 2400mm.
  - Jointing: As per manufacturer's instructions.
  - N.B. 3-5mm gaps must be left between render carrier boards with Wetherby Acrylic Joint Sealant installed. Wetherby mesh strip (100mm) to be installed over board joints which must be encapsulated with 1-2mm scrim adhesive.

Appendix C – Photographs

No. 3 – 3a George Street - Front Elevation

No. 3 – 3a George Street - Rear Elevation

No. 4 – 4a George Street – Front Elevation

No. 4 – 4a George Street – Rear Elevation

No. 12 - 14 George Street – Front Elevation

No. 12 - 14 George Street – Rear Elevation

No. 15 – 15a George Street – Front Elevation

No. 15 – 15a George Street – Rear Elevation

No. 21 George Street – Front Elevation

No. 21 George Street – Rear Elevation