

Access & Design Statement for

T1260 - PROPOSED EXTENSIONS AND ALTERATIONS: 43 Intake Lane, Barnsley, S75 2HX

Client/Owner:

Mr & Mrs Rose
43 Intake Lane,
Barnsley,
S75 2HX

Proposal:

The previously approved planning application, minor amendments to the elevations, and the addition of an external sunken garden home office.

Detached Home Office:

This design and access statement has been prepared to support the planning application for a sunken home office in the above address's front garden. The proposed structure is designed to harmonise with the existing landscape and built environment while minimising any impact on the neighbouring properties and preserving the integrity of existing trees.

Objective:

The aim is to create a functional and aesthetically pleasing home office that provides a secluded and quiet workspace while maintaining the front garden's visual and ecological character.

Amount Proposed:

- Detached Home Office: 42.89 sqm (External sqm)

Description:

- **Structure:** The home office will be sunken into the ground, with the base of the structure level with the neighbouring dwelling and garage.
- **Height:** The structure will sit only 1.2 meters above ground level.
- **Materials:** The exterior will use materials that blend with the garden setting, such as slate effect cladding and green roofing.
- **Roof:** The roof will feature a sedum covering to enhance biodiversity and reduce visual impact.
- **Lighting:** Strategically placed roof lights will provide natural light, ensuring ample daylight within the office while maintaining privacy and minimising light pollution.

Impact on Trees and Root Protection Areas:

- **Tree Survey:** A tree survey has been conducted to identify root protection areas (RPAs) and ensure the proposed office location does not interfere with them.
- **Construction:** The building footprint is carefully sited outside the RPAs of all existing trees to prevent any damage to root systems. Protective measures will be employed during construction, including root barriers and hand digging near sensitive areas.

Impact on Neighbouring Properties:

- **Visibility:** Due to the sunken nature of the structure and its low height (1.2 meters above ground), it will not be visible from the neighbouring dwellings. This ensures privacy and minimises any visual intrusion.
- **Light and Privacy:** The design ensures that the home office will not overshadow or overlook any neighbouring properties, preserving their light and privacy.

- **Scale:** The scale of the home office is proportional to the overall development proposals, ensuring it integrates seamlessly with the existing built environment and respects the spatial context of the site.

Access

- **Entrances:** The home office will have a discreet entrance, accessible via steps from the existing garden, designed to comply with accessibility standards.
- **Paths:** Paths leading to the office will be surfaced with permeable materials to support sustainable drainage and provide a safe, non-slip surface for all users.
- **Parking:** The amount of parking is not affected by the proposals.

Environmental Considerations

- **Biodiversity:** The green roof and landscaping will enhance local biodiversity, providing habitats for various plant and animal species.

Conclusion

The proposed sunken home office is a thoughtfully designed addition to the property that meets the functional needs of the homeowner while respecting the environmental and social context of the site. By siting the structure outside tree root protection areas, ensuring it is unobtrusive to neighbours, and integrating natural lighting through roof lights, the project demonstrates a commitment to sustainable and sensitive development.