



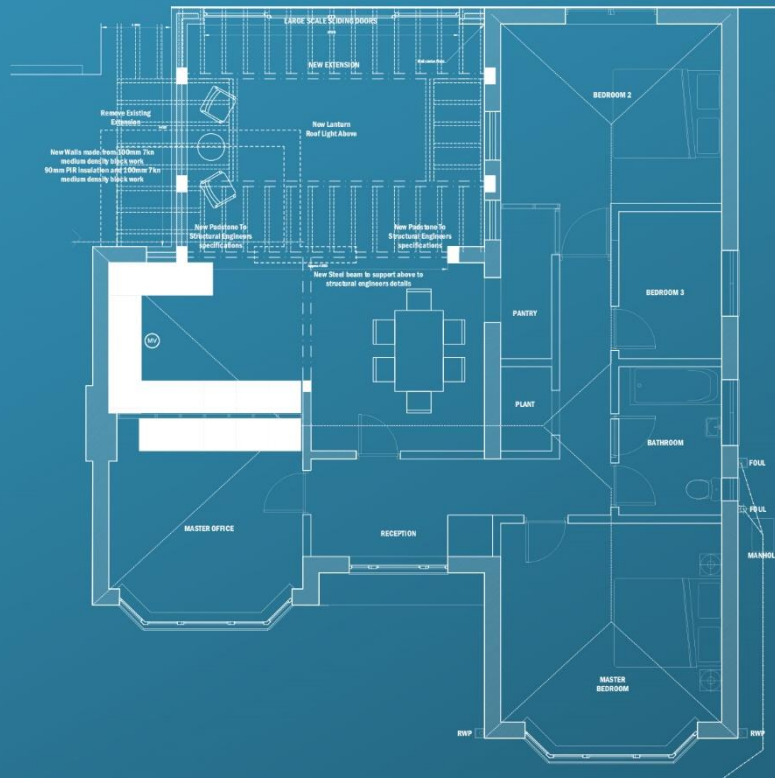
HIRST ARCHITECTS LTD

ROYAL INSTITUTE OF BRITISH ARCHITECTS
CHARTERED PRACTICE

RIBA STAGE 3 DESIGN AND ACCESS STATEMENT

Address: 151 and 153 Weet Shaw Lane
Cudworth, Barnsley, S72 2BL

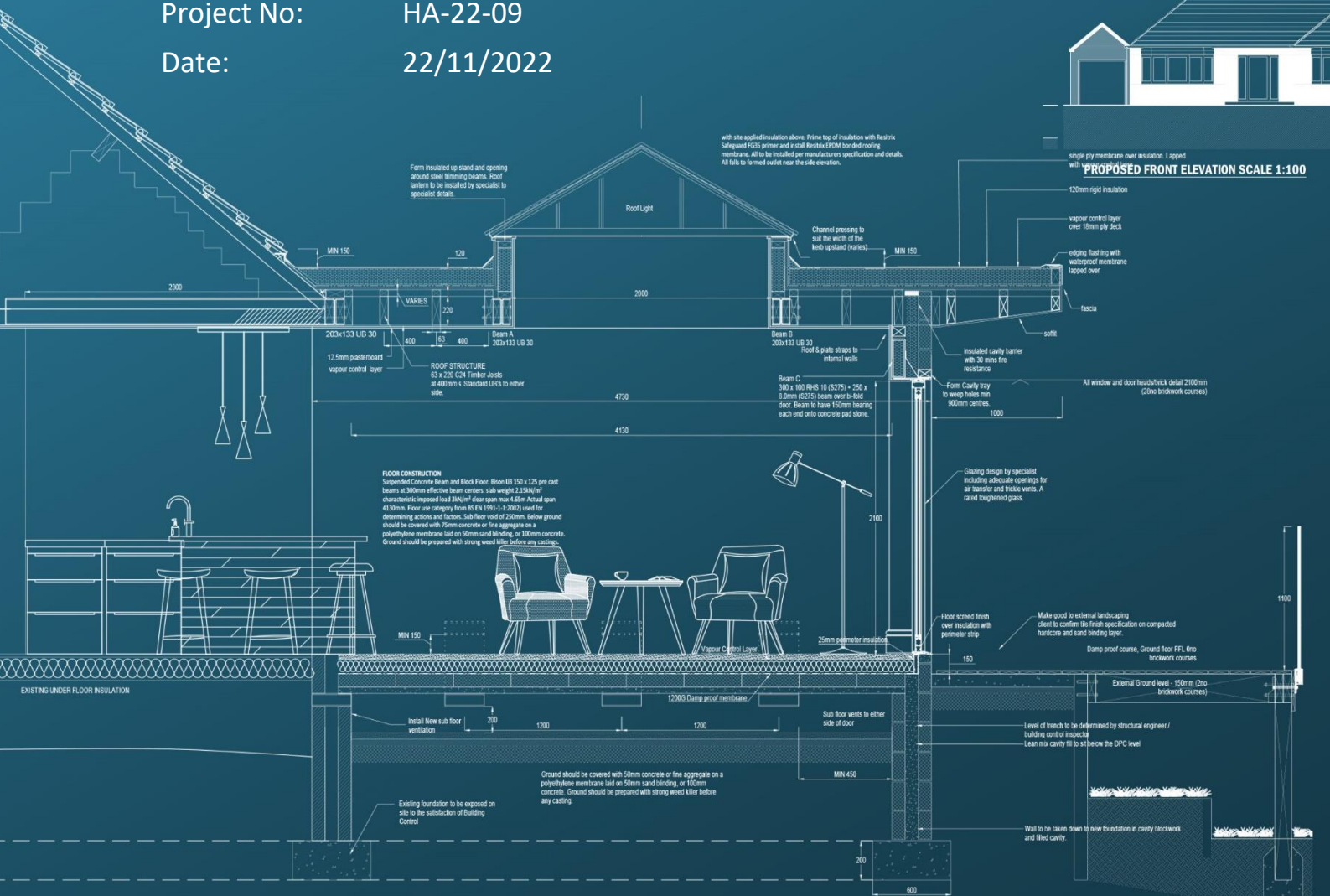
Project No: HA-22-09
Date: 22/11/2022



PROPOSED REAR ELEVATION SCALE 1:100



PROPOSED FRONT ELEVATION SCALE 1:100





PROJECT DETAILS

CLIENT DETAILS

Applicant Name:	Mr C Beckett
Business Details:	N/A
Email Address:	Agent – Luke@HirstArchitects.com
Telephone Numbers:	Agent – Hirst Architects 01226 491 777
Site Address:	151 & 153 Weet Shaw Lane
Development Description:	Full Height extensions to the rear of the properties replacing existing extensions and a second-floor extension Improving room within the existing roof space.

INTRODUCTION

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This document has been prepared on behalf of Mr Beckett, the owner of 151 and 153 Weetshaw Lane in support of a Full Planning Application for extension and alterations to the houses, in the form of a loft extension and Full Height extensions to the rear.

CONTEXT

The site lies within a compact settlement of 115 dwellings. Weet Shaw Lane is made up of a mixture of styles, ages, sizes and designs of dwelling with residential development ranging from 1900's to new build properties.

To the west of the site lies four significantly large dwellings then Bateman Close, a development of 8 modern houses.

Immediately adjacent to this site is 155 Weet Shaw Lane which has recently been extended to a extremely high quality standard in similar fashion to this application. Along with several other significant redevelopments in the area, Weet Shaw Lane is fast becoming an area of Barnsley characterised by high quality architecture and design including buildings of bespoke design, high quality materials and aesthetics values. This development aims to act as a catalyst for high quality architecture within the area through use of high-end Architectural principles, use of high-quality materials and a specifically high level attention to detail.

To the South is a mix of single and double story properties with a recent new build property directly opposite, and to the north a long poorly maintained residential land containing various outbuildings.

No 151 Weetshaw Lane, has a significant two-story rear extension constructed with windows overlooking the lower gardens of the site but immediate gardens have grater privacy, this is a re-accruing theme to the local area.

The buildings are originally three-bedroom properties with a kitchen extension, plant room to the rear, and large open loft space. The character of the existing building is exemplified by redbrick and stone materiality with large scale windows to the front and a main pedestrian entrance to the front. This area has several outbuildings. The property is situated towards the south of the site fronting Weetshaw lane. Access to the site is via an existing driveway turning off from Weetshaw Lane. Boundaries consist of post and rail fencing.



USE

This site has well established residential use within a well-defined residential area.

EXISTING USE

The 1930's properties consist of poor building fabric. In their current state, both properties are not currently fit for use with their current amount, layout, scale and condition. Practical and technical requirements such as lack of open organised space, lack of natural light, sufficient insulation, lack of modern electrics, lack of baseline building quality, safe structure, lack of water tightness, condensation issues, damp issues and more, contribute to this building been satisfied unfit for use and in much need of modernisation to current use standards for a property of this kind.

The properties lack any external garages which it is reasonable to consider should be required for modern living.

PROPOSED USE

This development intends to bring the buildings up to modern living standards for long term sustainable use whilst reconfiguring space to make it more usable along with giving the property a much-needed refurbishment so that it is fit for use.

The proposed refreshes the current cramped layout into a new spacious usable design. The proposal creates the space for much needed additional bedroom space which is large enough to incorporate home office or any other future uses.

The proposal includes the addition of garages to the rear of the property to enable safe storage and use of gardening equipment, storage of sustainable methods of transport such as cycles and storage of vehicles. The development of rear detached garages of this nature are a common acceptable development within the area. The garages will have pitched gable ended roofs and be constructed of high-quality materials of a high level of design to match the existing properties.



AMOUNT / SCALE

The proposal aims to add extensions to the rear of the property and use existing space within the loft of the property.
This proposal consisting of the following:

CURRENT AMMOUNT

151 Weetshaw Lane

3 Bedrooms
1 Bathroom
1 Living Room
1 Kitchen
1 Dining Room
1 Loft Storage Area

153 Weet Shaw Lane

3 Bedrooms / Home Office / Dressing Room
1 Bathroom
1 Living Room
1 Kitchen / Dining
1 Loft Storage Area

PROPOSED AMMOUNT

151 Weetshaw Lane

4 Bedrooms / Home Office
2 Bathrooms – Family Size
1 Open Plan Living Area
1 Kitchen – Open Plan
1 Formal Dining Space
1 Reception Room
1 Snug Space
1 Outdoor Garage

153 Weet Shaw Lane

4 Bedrooms / Home Office
2 Bathrooms – Family Size
1 Open Plan Living Area
1 Kitchen – Open Plan
1 Formal Dining Space
1 Reception Room
1 Snug Space
1 Outdoor Garage

SCALE

Current Local Authority planning guidance states that within this area as designated by the local plan that extensions must not exceed up to 100% addition to the existing property.

CALCULATION

The proposed extension increase is calculated as below:

Existing Property area over three floors:	342m ²
Existing Property minus the existing rear extension:	297m ²
Proposed Detached Garages* (6m x 6m each x 2)	72m ²
GF, FF and SF Extensions:	168m ²
Total New Extensions:	240m ²

Proposed Percentage increase in the existing property: 71% - 81% Increase.



LAYOUT

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High quality architecture reacts specifically to the unique considerations that exist within each site. The proposed layout should resolve issues that have been highlighted and acknowledged, whilst taking into account other important considerations such as impact on the adjacent properties, the amenity and privacy of the surrounding area, sunlight within the proposals and high-quality design principles.

The main consideration to be addressed on this development is the low-quality existing layout that is not currently fit for purpose and the requirements of this site, also in terms of amount, scale as-well as layout.

The proposed development aims to resolve these issues through thorough renovations and alterations of the existing property, the extension of the properties to the rear of the buildings and the extension of the existing attic storage spaces to make it them more usable. Combined these extensions and alterations will make the property have a more cohesive and usable layout through the use of creating large open coordinated spaces, that will stand the test of time for upcoming family life uses for years to come such as the requirements for working from home and so on.

EXISTING PROPERTY RENOVATIONS

As established, the existing properties layout consists of circulation spaces to the outer walls of the property and other rooms within the program fitted to the centre of the property against the party wall.

The existing stairs are located to the outer wall of the buildings resulting in other rooms within the buildings adjoining the party wall rather than an external wall where they could make use of natural light from windows. The rooms are of a minimal size and in a disconnected layout.

The proposed layout re-configures each of the multiple disconnected spaces into a new cohesive layout. This is achieved by moving the stairs and circulation spaces into the centre of the buildings. This move allows the other spaces to have access to external walls on more than one elevation making natural lights freely accessible. It is worth noting that in the heating and cooling of a building must be considered at design stages in the latest Building Regulations updates. This layout allows for natural cross ventilation within the rooms, something that will be a more frequent feature within new properties in the upcoming years. The addition of a small window to the circulation space avoids this space feeling dark and having to make use of electronic lighting. Along with other considerable upgrades to the building's performance, combined these alterations to the layout make the building more sustainable for future generations to come.

REAR EXTENSIONS

The existing rear extension to 151 Weet Shaw Lane gives the addition of one kitchen and one bedroom that is accessed by a long corridor that runs through the centre on the plan, taking space from other existing rooms. The extension is constructed from modern brick that does not complement the existing property and overshadows existing room window to the rear of the building.

The proposed rear extensions remove the awkward disconnected circulation spaces and projects the new rear elevations in line with the adjacent property 155 reducing the amount of overshadowing to other rooms and creating cohesive new bedroom and living spaces. Whilst the north facing windows are modest in size to the front elevation, the rear windows are designed to encapsulate both favourable North facing light and the beautiful views to the north of this site. It is worth noting that the windows to no.153 are slightly more modest than the windows to no.151 on the rear of the property, this is to protect the privacy of 153 and the two adjacent properties. Whilst 151 has a balcony No.153 does not. The proposed balcony to the rear of no.151 is designed to be set back from no.153 to protect the privacy of no.151, 153 and 155 Weetshaw lane. The balcony allows the significant view to the rear of the property to be unaliated.



THE LOFT EXTENSIONS

The existing loft spaces are substantial in size and are currently used for mainly storage. There is not adequate space in these loft spaces in the current layout to accommodate the required use, also due to the existing condition of the buildings, considerable works would have to be done to re-roof these buildings as the existing structures are not fit for use including cracked chimneys, joist and brickwork.

As it has been established that the existing roofs will have to be replaced with considerable structural repairs been required, the new roof spaces when been redesigned should be designed to have a layout that meets the modern requirements of the buildings in terms of layout.

The proposed new layout within the roof space consists of bedrooms and wet room areas that work within the pitch angles of the roof and meet the new modern requirements of the properties. There is a bedroom and circulation space to the front of the building and full width bedrooms to the rear of the buildings with considerable storage space.

The front elevation windows have been designed to encapsulate as much natural light as possible, getting light deep into the plan reducing the requirements for artificial lighting, however, the windows have also been designed to limit any issues around privacy. It is noted that this development sits at a considerably lower level than the properties opposite and is more than the accepted distance away from any private amenity spaces within the properties. Overlooking has been considered within the proposed development and it has been concluded that the new loft extension does not create any issues.

Given the modest pitch and height of the roof this proposal does not create any issues of overshadowing. The extension does not take up a disproportionate amount of garden space.



APPEARANCE

THE EXISTING PROPERTIES IMAGES





THE EXISTING PROPERTIES

Historic maps show that 151,153,155 and 157 Weet Shaw Lane were constructed before most of the other buildings in the area. These Carlton Main red brick properties play a prominent role within the street scene and narrative of the area. Since the original development of the properties these properties have been host to several poor-quality developments and become run down and lacking in their former distinctiveness.

The existing property has had be kept in a relatively poor state of repair with cracked brickwork, poorly painted original stonework features, poor quality alterations, extensions and repairs and additions of windows in places of differing designs.

Further Issues include:

- 'Wondering' Soil pipes.
- Leaking existing loft storage space with outdated roofing construction which is the cause of leaks.
- The eaves on the properties are rotten.
- Structural problems with the existing chimney & Roof
- Considerable areas of painted brickwork
- Poor concrete over-Pointing in areas which has now deteriorated.
- Poorly designed rear extension which does not consider the original design features of the existing property.
- Un-organized external services
- Removed original features such as central mullions from the front elevation windows.
- Cracked and missing roof tiles
- Poor Quality Glazing
- Poor levels of insulation.
- Structural Cracks above existing wooden lintels
- Structural Cracks to brickwork

This development aims to help transform the physical environment which has become run-down and lacking in distinctiveness.



THE PROPOSED PROPERTIES 3D CGI ARCHITECTS VISUALISATION



THE PROPOSED PROPERTIES

The proposed development should consider the design features of the existing properties whilst adding to the design to bring it up to modern standards.

As has been established the existing properties are characterised by red-brick and stone. This materiality has been carried forwards into the proposed development and enhanced through the addition of stone mullions and modern window design to suite the newly intended layout.

The main entrance to the front of the properties has been enhanced into a prominent feature of the front elevation through the addition of a timber entrance to match the entrance of 155 Weet Shaw lane, giving an architectural link to the surroundings of the area. The rear of the properties have been designed to capture to available north light and views over



the properties to the rear. Most of the proposed extensions area to the rear of the property in order to minimize the amount of development visible from the street. The proposals maintain the character and appearance of the street area through enhancing the existing features of the host properties. The design is a high quality, sympathetic addition to the host building and surroundings over several permitted development additions to the property.

The dwelling shall be constructed from the following materials In keeping with Local Plan Policy D1 High Quality Design and Place Making:

External Walls – Red Brick to match the existing & Cladding to the rear (No white render proposed)

Roof materials - Grey concrete roof tiles

Windows – Grey UPVC

Doors – Grey UPVC

Entrance – Solid OAK Frame

With respect to the architecture style, design, detail, materials, colours, textures, the host property would be dominant to the extension and its character maintained through the emphasis of existing characteristics of the host property. The main characteristics of the host property are as discussed above. The application proposes to renovate and emphasize these features using high-quality materials. It has been noted that the addition of white render would not be appropriate as such this application does not propose any use of white render. Windows line up vertically with bay windows with a new Oak framed entrance to avoid the main existing front entrance of the property feeling a little underwhelming and anonymous. This approach mentality emphasizes existing features of the host property. The application proposes a pronounced soldier course detail where the existing building meets the extension with a full re-point of the existing building to avoid any unsightly connections allowing the extension to be an attractive, blended sympathetic addition to the exiting property.

The impact upon the street scene has been considered and 3D Architects Visualisations provided to support the development. The street scene of Weet Shaw Lane consists of multiple different designs gabled roofs hipped roofs bungalows etc. thus a house of different design to the host property would be appropriate and acceptable for this site.

The above considerations come together to create a high-quality design and good standard of amenity for all existing and future occupants of the land and buildings on this site.

LANDSCAPING

Landscape principles and details – No additional landscaping is proposed within this application, Existing Landscaping will not be affected by the new extensions.

ACCESS

The proposal will be accesses from the Weetshaw Lane via the existing driveways. The properties have ample off road parking for cars comprising of 5m x 2.5m spaces on the front and rear. The development proposes no changes to existing access opportunities also providing a safe means of access into the site for both vehicles and pedestrians. Fire and refuse vehicles will have direct access to the property. Accessibility and travel distance – the site lies 75 m from bus stops. The proposals do not interfere with Highway Safety. Storage of sustainable transport methods such as bicycles have been considered as part of this development with the proposition of secure detached garages. The proposal includes off road car parking further reducing the amount of indiscriminate parking at the front of the property on Weetshaw Lane increasing highway safety. This proposal sits within a highly sustainable location with immediate access to local infrastructure facilities, services and transport.

The proposals do not interfere with highway safety.



ANALYSIS

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The proposal constitutes appropriate *Use* of the site.

When *Amount* has been considered, the density of the proposal is appropriate response to the requirements of these properties and the surrounding area.

The *Layout* of spaces have an appropriate purpose that are practical, safe and avoid any unwanted overlooking, overshadowing or negative aspects thus are appropriate.

The *Scale* of proposals are in line with relevant policy in relation to scale of the development. The building will sit comfortably within its surroundings and enhance the current street scene.

The *Appearance* of the proposal positively relates to its immediate and further surroundings and constitute an attractive development within the street.

Access opportunities have been analysed. This development will be Accessed as existing with upgraded access opportunities. The proposals make the most of the surrounding movement network.

CONCLUSION

The proposal accommodates reasonable levels of off-street parking therefore does not interfere with highway safety. It ensures that satisfactory off-street parking/manoeuvring are provided, in the interests of highway safety and the free and safe flow of traffic and in accordance with Core Strategy Policy.

The proposal repeats the rhythm, symmetry and proportion of the existing building and the existing street scene to work harmoniously with the character of existing dwelling and immediate surroundings, as such, it would not appear an alien feature on the street scene to the detriment of visual amenity.

If a balanced approach were to be taken any quantified harm of this development or lack of accordance with policy will be strongly outweighed by the positives of the development in relation to: Requirement, High Quality Design, Sustainable Principles of the development, Green Principles of the development, Environmental Improvement.

This proposal is a more cohesive proposal over several permitted development extensions and outbuildings.

The proposals considerations when combined constitute a positive sympathetic addition to the host properties and immediate area in line with highlighted planning policy. Any of the discussed negatives in relation to the development have been considered, amended, and addressed. Any negatives of the application are strongly outweighed by the positives of the proposal therefore it is considered that Planning Permission should be Approved.

Written by:

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