

Wentwood, 6 Wath Road Design and Access Statement April 2021

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Client

Mr M Clarke

Description

Design and Access Statement for
Wentwood, 6 Wath Road, Elsecar

Project Details

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1	Introduction
1.1	Background and Scope of the Document

1.1 Background and Scope of the Document

1.1.1 Overview

This Design and Access Statement has been prepared to support a Planning Application for a new two-storey side extension and loft conversion at Wentwood, 6 Wath Road in Elsecar.

This Design and Access Statement provides a detailed analysis of the design rationale that has underpinned the proposed scheme and that takes into consideration the wider context and describes how the constraints, opportunities and access to the development have been addressed.

It is intended that this Design and Access Statement will help to justify that the proposed scale, massing and materiality of the proposed scheme at 6 Wath Road, Elsecar is appropriate and in accordance with the Local Plan.

This document comprises of the following sections:

- Section 1 – Introduction – An outline of the scope and purpose of the Design and Access Statement.
- Section 2 – Site Appraisal – An overview of the Site Appraisal, which considers the site and its surroundings and identifies the site constraints and opportunities that have helped to shape the design objectives that have informed the proposed scheme including access arrangements, layout of the existing property and surrounding context.
- Section 3 – Design Proposals – An analysis of how the proposed scheme has been developed in response to the identified constraints and opportunities and to reflect the feedback from the Pre Application Consultation.
- Section 4 – Conclusion – A summary of how the design objectives have been achieved.

1.1.2 Ambition for the Site

The ambition for the site and aim of the proposed application is to deliver a high quality two-storey residential extension that will help support a growing family and will sit comfortably with the surrounding context.



Site Photograph of the Existing Property

2	Site Appraisal
2.1	Site

2.1 Site

2.1.1 Location

The site is located on Wath Road in Elsecar, a village in the Borough of Barnsley in South Yorkshire, which is situated near the villages of Jump and Wentworth, 1.5 miles south of Hoyland, 6 miles south of Barnsley and 8 miles north-east of Sheffield.

The existing site is formed of an existing two storey semi-detached property formed of mid-red brickwork, mid-red coloured concrete roof tiles and white UPVC window sets.

The site is bounded by the corresponding semi-detached two storey property along the western edge of the site, which is constructed in a similar material palette. The property also shares a boundary with open space to the northern and eastern edges of the site.

Many of the buildings along Wath Road vary in their architectural style but are consistent in their materiality and use of a combination of stonework and brickwork.

The site boundaries are screened by tree planting that sits along its northern and eastern boundaries.

The site sits within a predominately residential area, and within walking distance of a range of shops, convenience stores, primary and secondary schools with excellent public transport links to the wider communities.

2.1.2 Site Context

The grain and density of Wath Road is characterised by the presence of one and two storey dwellings of nineteenth and twentieth century origin.

The immediate context is suburban with a combination of semi-detached and detached two storey houses. Adjacent to the site is Elsecar Heritage Centre.

Wath Road is formed primarily of residential dwellings of one and two storeys with gardens to the front and the rear. The area to the south-east of Wath Road, within the Elsecar Conservation Area includes Elsecar Heritage Centre.

The Elsecar Conservation Area is centred on the former Elsecar Colliery Workshops, Wath Road and Fitzwilliam Street. The main body of the conservation area runs north-east to south-west along Wath Road, which includes the development site and expands westwards to incorporate Fitzwilliam Street and south to include Wentworth Road.

2.1.3 Access

Existing vehicular access is facilitated from Wath Road, along the south-eastern boundary of the site. Pedestrian access is also provided directly from Wath Road.

2.1.4 Sustainability

The site is located in an established residential neighbourhood within 1000m of a wide range of convenience stores, public houses, newsagents, doctors, and takeaway outlets.

Public transport facilities are available along Wath Road within 100m of the site providing access to Barnsley town centre. Elsecar Train Station is located approximately 0.5m west of the site to provide access to the wider area.

Within Elsecar there are a broad range of community and recreation facilities including the Elsecar Heritage Centre to the east and Elsecar Park and Reservoir to the south.

Due to the diverse nature of the local area there are a range of employment opportunities available in the centre of Elsecar, Hoyland, Barnsley Town Centre and Sheffield City Centre.

2.1.5 Constraints and Opportunities

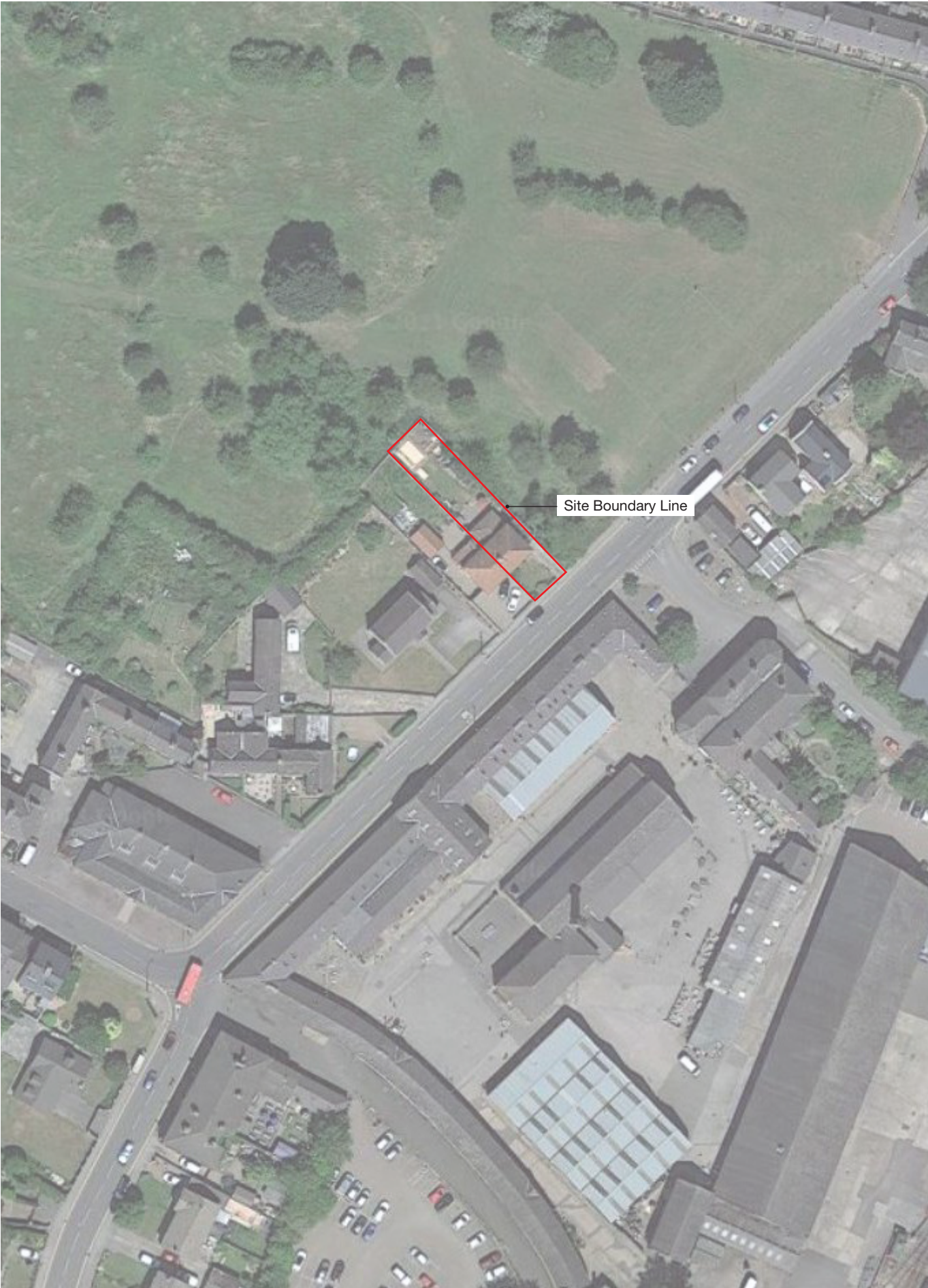
Following an initial site appraisal a number of site constraints and opportunities were identified to help inform the development of the initial design proposals and included the following:

Constraints

- Proximity and relationship with the existing dwelling to the western edge of the site
- Proximity to the boundary to the eastern edge of the site
- Level change between the front and rear gardens
- Interface of proposed extension with the existing dwelling

Opportunities

- Opportunity to remove the timber car port that is in poor condition and in need of repair or replacement
- To extend the existing home sympathetically in keeping with the surrounding context.



Site Context Plan

3	Design Proposals
3.1	The Proposed Scheme

3.1 The Proposed Scheme

3.1.1 Project Vision

The vision for the project is to complete a high quality residential extension which responds sympathetically to the local character of the area.

The aim is to deliver a high-quality, well considered and sensitive design solution for an existing property which draws on the positive characteristics of the existing housing within Elsecar.

3.1.2 Project Brief

The brief for 6 Wath Road, Elsecar is centred around providing a high quality extension to the existing house that will help support a growing family and will sit comfortably with the surrounding context.

The proposed scheme aims to provide a garage at ground floor level and bedroom accommodation at first floor and attic level.

3.1.3 The Proposal

The design proposals for the site have been informed by the identified constraints and opportunities together with an analysis of the character of the surrounding area.

To make way for the extension it is proposed to demolish the existing timber car port that is currently in poor condition and in need of repair or replacement.

The proposed extension and conversion of the attic space aims to create a high quality addition to Wath Road and make a positive contribution to Elsecar and the Elsecar Conservation Area.

The proposal will build upon and respond to the site's position within the street setting and create new high quality piece of residential architecture that is sympathetic to its surroundings.

3.1.4 Design Development

The proposed scheme has been developed to respond to the size and shape of the site and with consideration of the site's constraints and opportunities.

As part of the initial site appraisal an assessment of the neighbourhood character established that many of the buildings along Wath Road vary in their architectural style but are consistent in their materiality and use of a combination of stonework and brickwork.

The proposed extension has been designed to be in keeping with the existing property and will be constructed in new mid-red brickwork, mid-red concrete roof tiles and new white coloured UPVC windows to match the existing construction.

To the rear elevation a new dormer extension to the existing attic space will complete the proposal and is proposed in a mid-red tile cladding to match the existing roof tiles and sit comfortably with the surrounding context.

3.1.5 Pre-Application Advice

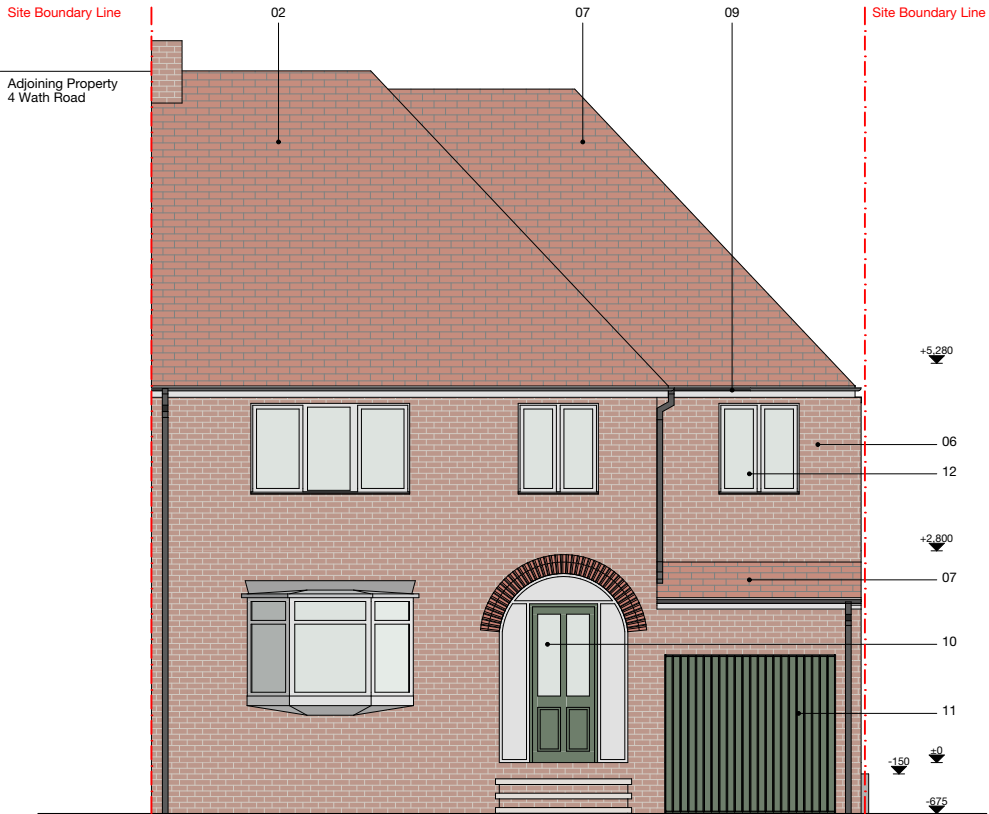
Pre-Application advice has been sought as part of the application. The initial proposals were considered acceptable in principle however, the Conservation Officer raised some concerns over the proposed gable roof to the new extension and the size of the rear dormer.

In response to the concerns raised by the Conservation Officer the proposed gable roof to the new extension has been replaced with a hipped roof to help relieve the massing to the proposed extension. To further reduce the proposed massing the size of the rear dormer has also been reduced to reflect the comments received from the Conservation Officer and to ensure that the proposals sit comfortably within the surrounding context.

3.1.6 Material Palette

The proposal will utilise a sympathetic material palette that will echo the existing surrounding context and make a positive contribution to the streetscape along Wath Road.

The proposals have been developed using a palette of materials that take their cues from the existing and adjacent properties that occupy the existing site.



Proposed South-East Elevation



Proposed North-West Elevation

4	Conclusion
4.1	Conclusion

4.1 Conclusion

4.1.1 Summary

The proposed scheme has been developed by working closely with the Client and Barnsley Council to ensure that the proposals are well considered have been developed to reflect the existing property and character of the Elsecar Conservation Area.

The design of the proposed scheme has evolved from a detailed study of the site characteristics, materiality and surrounding context along Wath Road. A range of high quality, sympathetic materials have been employed, including brickwork, tile cladding and concrete roof tiles to match the material palette of the existing property and have been selected for their quality and longevity credentials.

In conclusion, the proposed extension is in keeping with the existing property and surrounding context. The scale and massing of the extension has been developed to reflect the comments raised by Barnsley Council and to appear subservient to the existing property to ensure that the proposed scheme is appropriate, complements the existing property and sits comfortably with the surrounding context.

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