Mr & Mrs R Self
10 Stainborough Close
Dodworth
Barnsley
S75 3RD

Design & Justification Statement

CONTENTS

1. Statement

PREPARED BY :

QUILL ARCHITECTURE

7 Mulberry Close, Darfield, Barnsley, South Yorkshire
S73 9NN. Tel:- 01226 755446

CONTENTS

1.0 Introduction

2.0 Social context

3.0 Planning policies

4.0 Site History

5.0 Involvement of community members

6.0 Design of the scheme

7.0 Environmental

8.0 Evaluation.

9.0 Ecology

10.0 Concluding statement

11.0 Appendix A (Letters sent)

12.0 Appendix B (responses)

Design and Justification Statement for the :-

Removal of an existing hipped roof structure including flat roof dormer with replacement consisting of 2 bedrooms & shower room under a duo pitched roof.

Physical Context

1.0 INTRODUCTION

The Surrounding Area

The site lies on the outskirts of the village of Dodworth, which is approximately 3km south west of Barnsley town centre. To the dwellings immediate north, east and west are residential properties of a similar type and build form, while to the south are municipal allotments with green belt beyond. The majority of dwellings within the immediate vicinity all have undergone some form of construction work to enlarge the original footprint or alternatively extended into the roof to gain more habitable accommodation. There is however two dwellings in particular, which have had work of a similar nature carried out, these are No's 7 & 12 Stainborough Close, each property has had their original hipped roof's removed and replaced by duo pitches set at a greater angle.

The Existing Bungalow

The existing 2 bedroomed detached bungalow has an 'L' shaped foot print and occupies a cul-de-sac position, built in circa 1964 it is located on the north edge of a very large plot adjacent to the south side of Stainborough Close. The construction mediums are of red brick to all elevations under a concrete interlocking tiled roof. Soffits are a main feature of the roof at eaves level which are formed in white upvc and project 320mm from the facing brickwork to each elevation. The roof of the existing dwellings has in the past been altered to form a flat roof dormer which projects approximately 200mm above the original ridge line of the roof to the front and rear, This deleterious construction carries no form of lawful development.

2.0 SOCIAL CONTEXT

The proposal does not change the usage of the existing dwelling or area to which the application relates and conforms to the current national and local authorities UDP and LDF planning policies. However consideration has been given to the overall impact the structure will have on the street scene, immediate neighbouring dwellings and the surrounding area outside the applicant's ownership. All relevant property owners have been consulted regarding the planning application in accordance with the local authorities' statement of community involvement.

3.0 PLANNING POLICIES

The following policies have been taken into account in the submission of this application.

National and Government Guidance

PPS1, Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted.
PPS3, Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.
The accepted principles of urban design. (DETR 2000)
Character : A place with its own identity.
Ease of movement : A place which is easy to get to and move around.
Legibility: A place that clearly defines private spaces.
Adaptability : A place that can change to suit current trends.

Local Policies

The site is included in the village envelope and allocated as a housing policy area in the Unitary Development Plan. Policies H8, DA2, and local development framework SPD notes House extensions, roof alterations are relevant to this proposal. The draft Local Development Framework Proposals map does not propose to alter this.

Policy DA2

In accordance with policy H8, the areas shown on the proposal map will remain in residential use.

4.0 HISTORY

There have been no previous planning applications recorded for the existing dwelling or site.

5.0 INVOLVEMENT OF COMMUNITY MEMBERS

The owners of the immediate dwellings have been consulted and had the opportunity to respond, to air any concerns regarding the proposed scheme, before a full planning application is lodged with the local authority. A copy of the letter sent, with an overview drawings, highlighting the proposed new elevations is attached in (Appendix A), in accordance with the Council's Statement of Community Involvement. From a total of 6 individual letters hand delivered, no responses have been received.

Addresses of letters sent

No 9 Stainborough Close
No 11 Stainnborough Close
No12 Stainbrough Close
No 13 Stainborough Close
No 14 Stainbrough Close
No 15 Stainbrough Close

Responses.

No responses have been received. (Appendix B)

6.0 DESIGN OF THE SCHEME

Use

Is this justified in terms of :-

Site and surroundings- The site/dwelling is within an existing residential development on three sides.

Land use – The site lies within the village envelope and within a housing policy area.

Amount

Is their justification for :- How much development is proposed?

Utilising the original foot print of the dwelling it is proposed to construct two bedrooms with separate shower room all contained within a new roof profile which is set at 45 degrees.

Size

Are the following justified? The size of the buildings in relation to the surroundings.

The proposal is for a new roof structure to replace the original, over the existing external envelope of the building. The height difference from the old roof structure to the new is approximately 1800mm. This heightening has four main functions.

1. To enable a practical useable habitable space to be formed within the pre-defined envelope of the existing dwelling.
2. To enable the access stairs to be erected and installed to the correct pitch to comply with part K of the building regulations.
3. To enable minimum space requirements over the ceilings to be achieved which will house the sustainable heating and ventilation system, to part F of the building regulations.
4. To be congruent with the street scene.

In addition the overall height of the finished roof structure is comparable to No 7 and 12 Stainborough Close which have recently been constructed and occupy the same side of the street.

Appearance

With respect to the architecture, the proposed external elevations have been based upon client requirements and existing dwellings directly adjacent to the site these include No 7 & 12 Stainborough Close which are built to a similar scale and proportion. The proposed roof pitch has been increased from its original 30^0 to 45^0 enabling practical and useable internal space to be provided at first floor level. The external roof covering from the existing will be re-used as far as practicable the older tiles to the front while any new tiling will be to the rear elevation, this will subdue the effect of the enhanced roof level and aid in the overall aesthetics of the dwelling. Externally, all verges to the new gables will be finished with wet pointing to negate the need for soffits as the original displays. All existing rain-water goods i.e., gutter will be re-used with downpipes lengthened to take into account the new eaves height. External soil and vent pipes will be as existing visually but re-routed to terminate at the ridge or roof vent set higher than the highest openable light., as the current building regulations requires. No alteration to the existing windows and doors will be carried out. Roof dormers, to extend outwards over the bathroom to the front and bedroom to the rear elevation. Each constructed in similar materials to those which already exist within the street scene, ie upvc external cladding to the cheeks and gables, with roof tiling over. All dormers including the rear extended roof will have a finished height below the ridge line of the main roof. In addition sloping roof windows will be incorporated over the landing area to the front and similarly over the stairs to the rear elevation, each placed to give an appropriate level of natural ventilation and light to aid in sustainable construction.

Car parking (existing)

The proposal does not alter the existing car parking or garaging facility.

7.0 ENVIRONMENTAL

The environment agency flooding maps and available data have been checked and the site is recorded as a non- flood risk area.

8.0 EVALUATION

All comments made by the local authorities' dedicated planning officer have been taken into account and implemented where applicable at the design stage of the scheme.

9.0 ECOLOGY

Due to the existing building having continuity of use and well maintained an endangered species survey is not considered relevant in this case.

10.0 CONCLUDING STATEMENT

This design & justification statement is written in support of a full planning application and demonstrates the requirement of section 42 of the planning act.

By design the proposed development meets the requirements of national, regional and local planning policies Therefore the local authority should be supportive of the overall scheme.

11.0 APPENDIX A

Copy letter and elevation drawings sent to the owners of neighbouring dwellings, in response to community involvement policy.

Quill ARCHITECTURE. 7 Mulberry Close, Darfield, Barnsley, South Yorks S73 9NN

My Ref. AD/PD/1214 Tel No (01226) 755446 Date. 27/04/12

Your Ref.

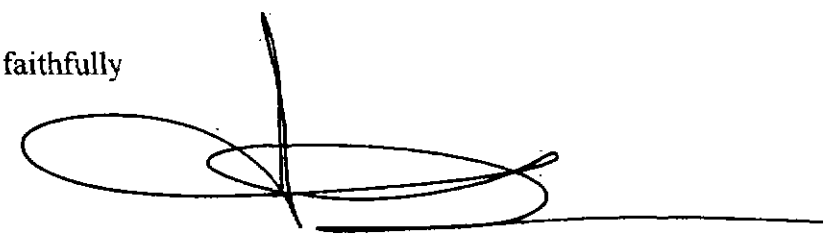
Dear Sir or Madam

Re :- Removal of existing hipped roof, with replacement providing first floor accommodation to No 10 Stainborough Close, Dodworth, Barnsley, S Yorks.

Before submitting a planning application for the above, I would like to know if you have any comments on the proposal, so they can be considered before a formal application is lodged with the local authority. Any comments you wish to make must be in writing and should reach me within one week from the date shown in this letter.

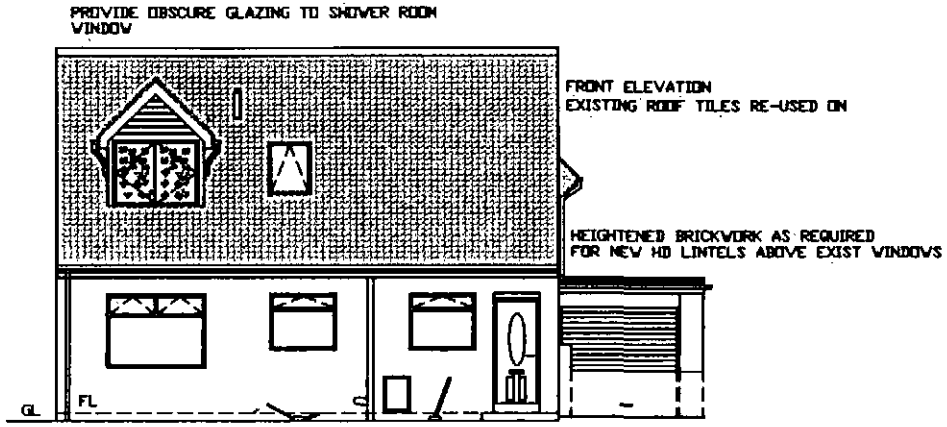
For your information I have enclosed a copy showing the new proposal.

Yours faithfully

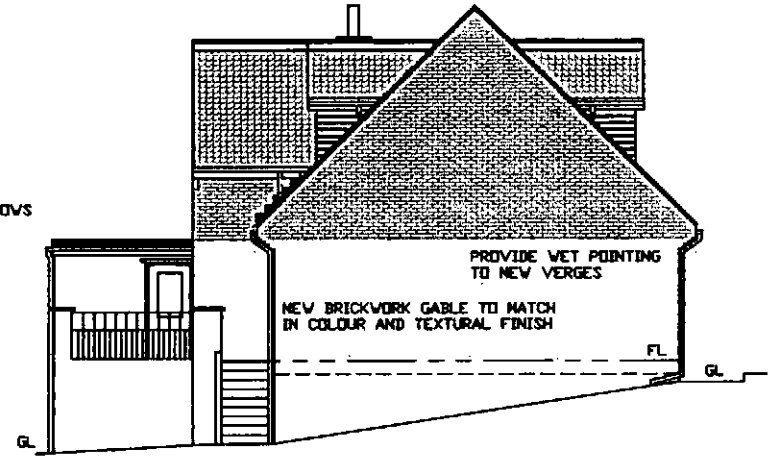


ALAN DAVIES (for and on behalf of Quill Architecture)

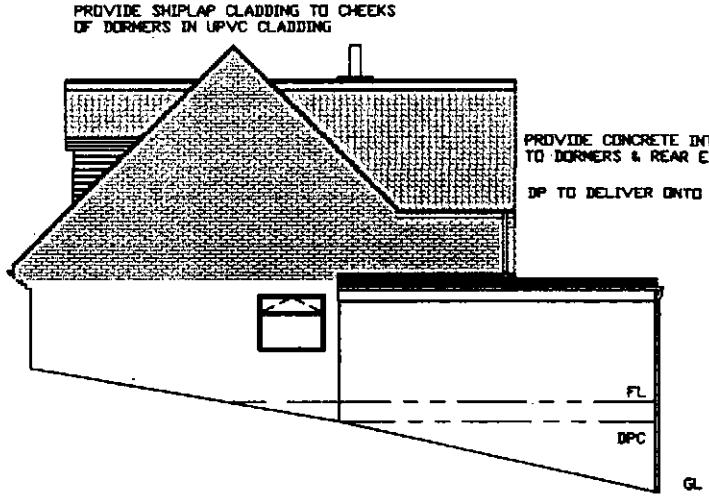
DO NOT SCALE DRAWING ALL DIMENSIONS IN MILLIMETRES IF IN DOUBT ASK



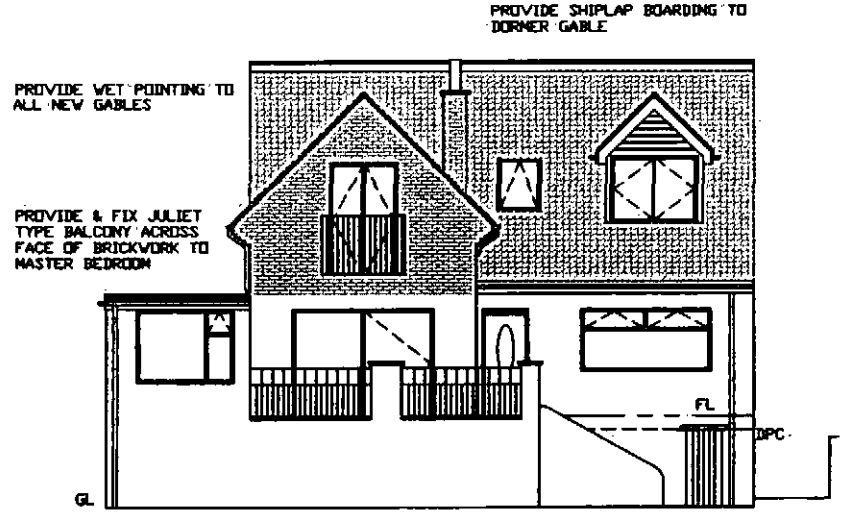
FRONT ELEVATION



SIDE ELEVATION
(FACING No 9)



SIDE ELEVATION
(FACING No 11)



REAR ELEVATION

CLIENT MR & MRS R SELF 10 STAINBOROGH CLOSE DODWORTH, BARNSLEY, S YORKS	TITLE DRAWING SHOWING PROPOSED ELEVATIONS	Quill ARCHITECTURE©	THIS DRAWING IS COPYRIGHT AND MUST NOT BE USED OR DISCLOSED IN ANY WAY EXCEPT WHERE AUTHORIZED IN WRITING BY QUILL ARCHITECTURE. TELEPHONE (01226) 755446 REG No 5210984	SCALE 1 : 100 DATE 18/04/12 DRG No CAD/QA/1204	DRAWN AD REV

12.0 APPENDIX B

Responses No responses to date.