HIRST ARCHITECTURE LTD.

RIBA Royal Institute of British Architects

Design and Access Statement

11 Station Road Barnsley

Introduction

This document has been produced to inform the local authority of the design principles and concepts that have been applied to the above development and why development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users. It demonstrates how the proposed development's context has influenced the design. The Statement explains the applicant's approach to how relevant planning policies have been considered, any consultation undertaken in relation to issues, and how the outcome of this consultation has informed the proposed development. This statement also examines how any specific issues which might affect the proposed development have been addressed.

The level of detail in this Design and Access Statement is proportionate to the complexity of the application; this document has been produced in compliance to items set out in Article 4 of Statutory Instrument 2013/1238 and in line with good practice guidance required for an RIBA Chartered Practice.

This document has been prepared on behalf of **Mr Meegan**, the owners of **11 Station Road** in support of **a Householder planning application for extension and alterations to the house, in the form of a loft extension and the erection of a new detached garage**.

The application site is:

11 Station Road
Lundwood,
Barnsley
S71 5LA



Supporting Documents

To accompany this application the following documents have been submitted to the local authority:

HA-21-14-P-DAS	Design & Access Statement
HA-21-14-P-01	Location Plan
HA-21-14-P-02	Site / Block Plan
HA-21-14-P-03	Existing Elevations
HA-21-14-P-04	Proposed Elevations
HA-21-14-P-05	Existing and Proposed Plans

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History

Upon the issue date of this document a search available information was undertaken, and the following relevant information was found:

- The property has no record of previous modifications, applications, or approvals
- No Article 4 Directives (Restrictions of Permitted Development Rights) were found.
- No Environmental Restrictions found– Flooding – TPOS – Ecology and biodiversity.
- Local Plan Status- Are there any effects on the current stage of the local plan? – No.

Pre-Application Advice was sought for this application highlighting key areas based on a previous scheme submitted which have now been considered and amended for this application:

1. **Planning Permission required –** The proposal extends beyond a wall which fronts a highway and forms either the principal elevation or side elevation.
2. **Dormers to the front elevation-** Overall the proposal is considered acceptable in principle. However, unless front dormer windows are a feature of the either the host property or street scene, they will generally be resisted.

-Tollyfield, R.,2021. *Householder Enquiry – 11 Station Road, Lundwood, Barnsley, S71 5LA*. [email paraphrase].

Context

The site lies within a compact settlement of residential properties east of Pontifract Road. Station Road is made up of a mixture of styles, ages, sizes, and designs of dwelling. To the northeast of the dwelling lies 13 Station Road, a large double story building of mixed residential and commercial use and to the southwest of the site lies a row of six gable fronted bungalows of differing age, materiality, and design. Three of which to a modern design. Boundaries consist of post and rail fencing and a large stone wall to the front of the property creating enhanced privacy to the dwelling. The property consists of a large 'L' Shaped building with poor, unbalanced design and materiality.

Form

The proposal is to build a single-story extension to the front of the property in-line with the existing properties building line and extend into the existing roof space with the addition of modern dormer windows to the front and rear.

The intension of the proposed works is to provide adequate comfortable sleeping accommodation and private amenity space to the Meegan household- an expanding long term, foster family.

Location

The proposal will occupy the existing roof space with extension and occupy space currently used for car parking on the front of the building and will provide much needed additional accommodation. The proposal does not affect the amount of parking or accessibility.

Layout

The application seeks to create bedroom accommodation and office space at first floor level with the addition a detached garage and security gates giving a private safe amenity space to the rear of the property.

Landscaping

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

Appearance

The dwelling shall be constructed from the following materials:

External Walls – Stone
Roof materials - Grey concrete roof tiles
Windows – Grey UPVC
Doors – Grey UPVC

The new dormers have been designed to reflect the gable fronted bungalows of the street whilst forming strong design features with the host property.

Access

The proposal will be accesses from Station Road via the existing driveway. The property has ample off road parking for five cars comprising more than five 4.8m x 2.4m spaces on the front and side driveway area. 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 54 m from bus stops.

Generally

The proposal aims to demonstrate a respect for the existing building by:

- Adopting an improved traditional double frontage with dormers forming symmetrical features of the host property.
- Adopting gable fronted dormers with pitches informed by the existing pitches of the other gable fronted bungalows within the street scene.
- Adopting a scale and mass that compliments the existing buildings character allowing the bungalow style to be the dominant feature of the design ‘as extended’ improving the aesthetic of the property for the enjoyment of the occupants and neighbours.
- Adopting materials that improve the existing property.
- Adopting details which improve the existing property.

Evaluation & Conclusion

The proposal accommodates reasonable levels of off-street parking therefore does not interfere with highway safety. It ensures that satisfactory off-street parking/maneuvering 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.

The proposal addresses any issues detailed within pre application advice and will as such be a positive sympathetic addition to the host property and immediate area in line with highlighted planning policy and planners' comments. 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 supported.