

DESIGN, ACCESS & HERITAGE STATEMENT

2 Chapel Lane, Billingley, Barnsley, S72 0HZ

1. Site & Surroundings

The property at 2 Chapel Lane is a large semi-detached dwelling constructed circa 1932, set within a generous residential plot. The site lies within a designated Conservation Area.

The property has evolved over time, including the addition of a side extension, which was originally an outbuilding and subsequently extended approximately 20 years ago to form part of the main dwelling. A UPVC conservatory was also added to the rear of this extension.

The existing dwelling is constructed with red facing brickwork, clay roof tiles, white UPVC windows, and solar panels located on the rear roof slope. Overall, the property makes a positive and appropriate contribution to the character of the Conservation Area.

2. Proposal

The proposal seeks planning permission for the erection of a **single-storey rear extension (sunroom)**.

This involves the removal of the existing conservatory and its replacement with a more permanent, thermally efficient structure.

3. Design

3.1 Layout & Scale

The proposed sunroom will be located to the rear of the property and will replace the existing conservatory.

The extension has been designed to remain subordinate to the host dwelling, with modest proportions:

- Width: 7.0 metres
- Projection: 3.35 metres

Due to the sloping nature of the site, there is a significant level difference between the house and the garden. The proposed floor level will align with the existing dwelling, resulting in:

- Eaves height: approximately 3.2 metres from natural ground level
- Ridge height: approximately 4.25 metres

Steps will provide access from the sunroom down to the garden.

3.2 Appearance & Materials

The design adopts a simple and understated form to complement, rather than compete with, the original dwelling.

- Walls: Brickwork and pointing to match the existing rear elevation
- Windows & Doors: Anthracite grey UPVC frames with clear double glazing
- Roof: Mono-pitched roof with tiles to match the existing property (titanium grey)
- Rooflights: Three large glazed roof panels

The use of high-quality, matching materials ensures visual continuity with the host building.

3.3 Design Rationale

The sunroom is intended to enhance the usability of the rear of the property, replacing the existing conservatory with a more functional and energy-efficient space.

The glazed design will:

- Allow natural light into the adjoining kitchen and living areas
- Provide opportunities for passive solar gain, improving energy efficiency
- Create a comfortable internal environment connected to the garden
- Support plant cultivation

The scale, form, and siting ensure the extension remains subordinate and appropriate to both the dwelling and its wider setting.

4. Impact on Character & Conservation Area

The proposal has been carefully considered in the context of the Conservation Area.

- The extension is located to the rear and will not impact key public views
- The design is modest, simple, and sympathetic to the existing property
- Materials are chosen to match and complement the existing building

It is therefore considered that the proposal will:

- Preserve the character and appearance of the Conservation Area
- Have no adverse impact on the significance of the host building
- Result in a neutral to positive contribution overall

The proposal does not affect any known:

- Heritage assets of significance
- Archaeological features
- Cultural or historic fabric beyond the immediate property

5. Access

During construction, all access will be taken from within the applicant's land.

The completed development will provide:

- Level access from the main dwelling into the sunroom
- Sliding doors with a low threshold to improve accessibility
- Step access from the sunroom down to the garden due to site levels

The proposal therefore maintains and slightly improves accessibility within the property.

6. Conclusion

The proposed single-storey rear sunroom is a well-considered and proportionate addition that:

- Respects the scale and character of the existing dwelling
- Preserves the appearance of the Conservation Area
- Enhances the functionality and energy efficiency of the home
- Uses appropriate and sympathetic materials

The development is not considered to result in overdevelopment and will have no adverse impact on the host property or surrounding area.

Accordingly, the proposal is considered acceptable in design, access, and heritage terms.