

Rear Extension to Dwelling
Chantry House
3-5 Church Street
Cawthorne
Barnsley
S75 4HL

Dec 2018

Ref 18.22

Design and Access Statement

1.0 Proposals

- 1.1 This statement has been prepared in support of an application for Householder Planning Permission for the works which involve the demolition of a single storey lean to and flat roof outbuilding at the rear of the house and their replacement with a two storey extension.



2.0

Planning History

- 2.1 There is no recent planning history relating to Chantry House. Planning Permission to convert a barn adjacent was granted in 2016 and this work is now almost complete.

3.0 Assessment

- 3.1 Location
The site is located in the centre of Cawthorne on the east side of Church Street. A Location Plan is included as part of the application documents.

3.2 Allocation

The site is located within a residential area where the predominant use is residential and the current use is residential.

The house is not listed but it is located within Cawthorne Conservation Area. As such this application includes a Heritage Statement to assess the impact of the proposals on the character and appearance of the Conservation Area.

3.3 Current Use

The dwelling is occupied as a single house. There is a lean to at the rear which comprises an open canopy and a laundry and there is also a small flat roof outbuilding both of which will be taken down to facilitate the proposed extension.

3.4 Access

Access is taken directly from Church Street using an existing access which serves Chantry House and the adjacent barn.

4.0 Involvement

- 4.1 The proposals have not been discussed with local groups, neighbours or the planning department.

5.0 Evaluation

5.1 Use

The existing use is residential. The site and surrounding uses are predominantly residential and the most appropriate use is residential.

5.2 Amount

The existing dwelling has a total floor area of 185.3sqm. The buildings to be removed, laundry (11.7sqm), canopy (20.4sqm) and outbuilding (1.5sqm) have a total floor area of 33.6sqm.

The proposed extension has a total floor area of 76.8sqm, a nett increase of 43.2sqm.

5.3 Layout

The proposed extension is located at the rear of the existing dwelling and provides an open plan kitchen and dining area at ground floor level and a large ensuite bedroom at first floor level.

The extension projects 5.2 meters from the original rear wall of the house which aligns with a similar rear projection of the neighbouring building which is two storeys.

5.4 Scale

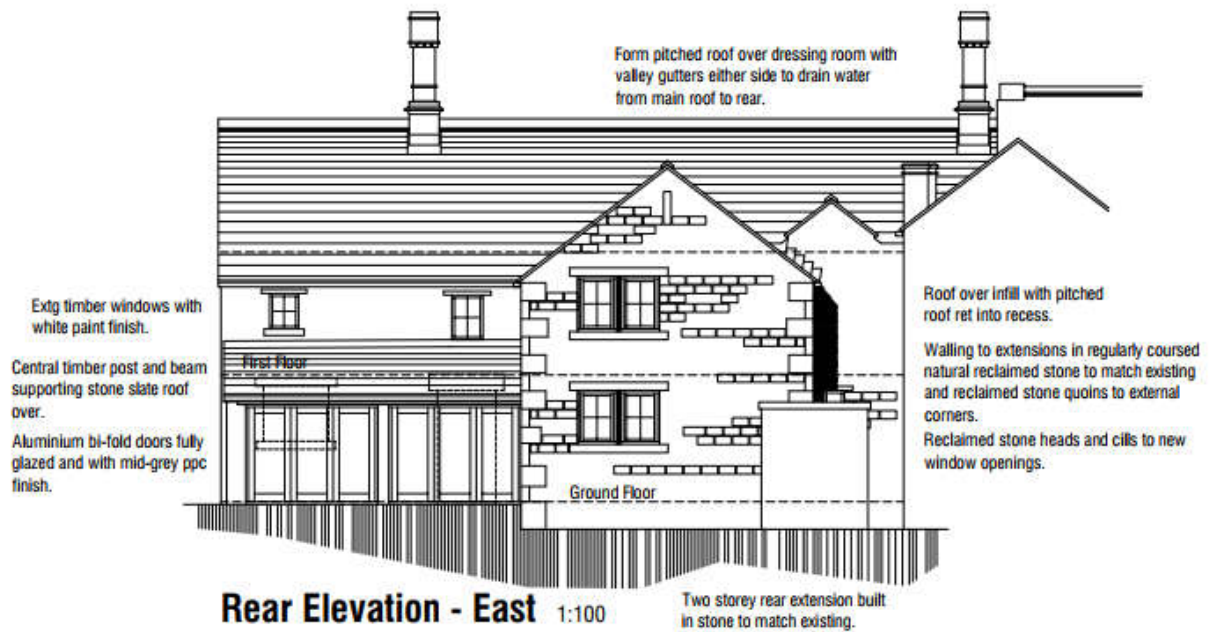
The extension is two storeys but the oval height to the ridge is lower than the existing dwelling. It is also lower than the rear projection of the adjacent building as shown on the rear East elevation.

5.5 Landscaping

There are no trees or hedges within the site or affected by the works. No further structural planting is proposed.

5.6 Appearance

The rear extension has been designed to reflect the traditional appearance of the original dwelling and buildings within the local area.



It includes a pitched roof to be constructed using natural stone slates and reclaimed walling stone to match existing with stone quoins at principal external corners. Openings have natural stone lintels and cills and windows are designed with flush casements in timber with off white paint finish set into deep reveals.

The appearance of the existing lean-to has been retained to form the dining area which features timber posts and beam supporting the roof over fully glazed aluminium doors with a contrasting mid grey powder coat finish.

Rainwater goods are half round gutters and circular rainwater pipes in aluminium with powder coat finish in black to reflect the appearance of traditional cast iron gutters and pipes.

6.0 Access

6.1 Sustainability

The site is located in the centre of Cawthorne where there are a number of local facilities including a shop and post office, village hall, public house and restaurants, sports clubs and places of worship.

The village is served by public transport in the form of local buses which provide linked to the surrounding villages and wider area.

The site is considered to be in a sustainable location.

6.2 Inclusive Access

The site is relatively flat ground levels will not exceed 1 in 20 allowing access for pedestrians and vehicles without the need for steps or ramps to make them suitable for wheelchair users.

6.3 Service Vehicles

Refuse lorries are not accommodated on site and it will be necessary for waste and recycling bins to be taken to the roadside for collection where adequate space for storage is available.

All parts of the dwelling are within 30m of Church Street making them accessible for a fire appliance parked on the public highway.

7.0 Summary

- The submitted plans and supporting statements describe the proposed alterations and extension to the existing dwelling. Whilst not listed the site is within the Cawthorne Conservation Area and careful consideration has been given to the external appearance of the extension and the use of appropriate materials.
- They will allow a historic building to be sympathetically altered providing improved living accommodation with no adverse effect on adjacent dwellings, no alteration to the principal elevations which affect the street-scene and retain and enhance the character and appearance of the Conservation Area.
- The proposals are consistent with local and national planning policy and we look forward to receiving the support of the council in determining this application.



MBooth Design