

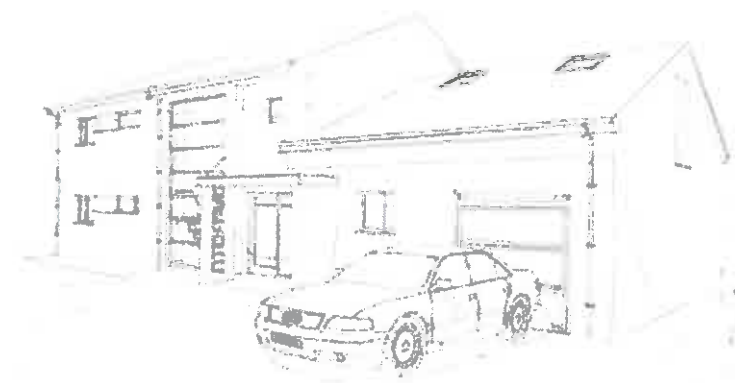
Project: Alterations and extensions to 39 Cone Lane, Silkstone Common, Barnsley

Project No: 15003

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01 Introduction

This Design and Access Statement accompanies a Planning Application for the alterations, extensions and improvements to 39 Cone Lane, Silkstone Common, Barnsley to form a 4 bedroom detached dwelling.

02 Background and context

The existing dwelling is located to the north west of Silkstone Common and lies between a bungalow to south and 2 storey dwelling to the north.

The site is located on the edge of the green belt / Area of Borough landscape value and slopes from the south east corner to the north west providing far reaching views to the west including Blacker wood.



Site Plan showing extent of green belt (Not to scale)



The site is located within housing policy area WR1/3

Unitary Development Plan (Not to scale)

Physical Characteristics



Photograph of front / east elevation

The existing dwelling is a part rendered, part random stone, part timber clad bungalow constructed in 1955 and briefly comprises 3 bedrooms, 1 bathroom, 1 living room, 1 kitchen / dining room, 1 shower room / ensuite, a rear entrance area and single garage. its appearance is long and lacking in detail.

The original plot was intended for 2 dwellings, but was built as one. The house numbering on Cone Lane is 37,39 then 43.



Photograph of end elevation

Despite being well maintained over the years is starting to show signs of deterioration where sections of external render are failing and timer work requires repair. The lower random stone sections and feature entrance are not in keeping with the area and do not look aesthetically pleasing.

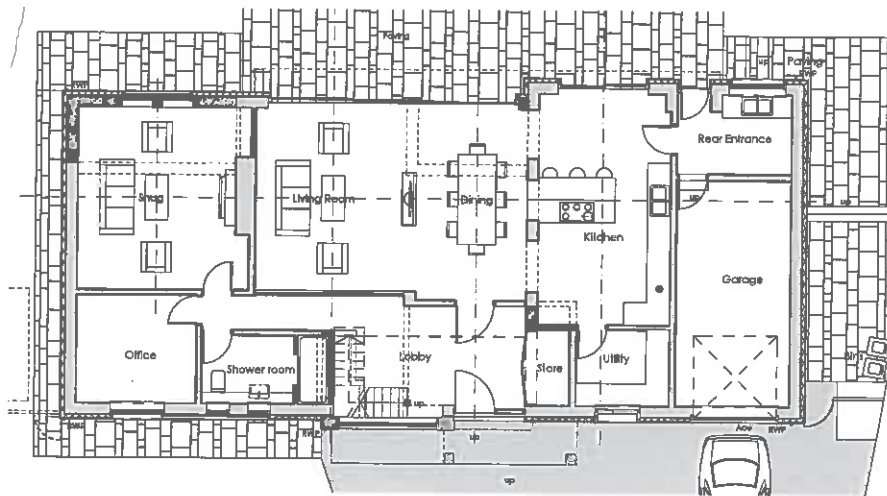
At some point in the past there has been an extension to the north where new roof tiles have been used, these now str out from the original part of the dwelling.

03 Amount

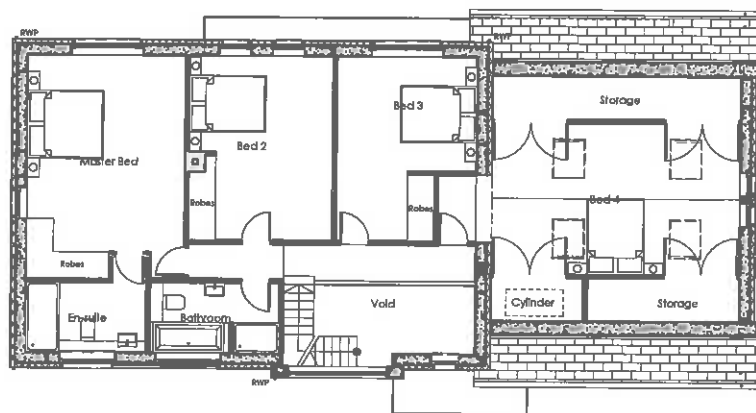
The proposal is to alter / extend the footprint of the building (10.3m² extra g.f area / 14.2m² extra footprint area), remove the roof and extend upwards forming an additional storey. This will create a detached dwelling with 4 bedrooms, 1 en-suite, 1 house bathroom (first floor), kitchen / dining area, living room, snug room, office room, utility room, downstairs shower room, boot room / rear entrance and single garage.

The revised layout is more suited to modern family living than the existing dated bungalow layout and will ensure the dwelling's potential is utilised.

The ground floor will be opened up / amended to form open plan living / dining area's and will include a new full height open entrance lobby leading to the new first floor.



Ground Floor Plan



First Floor Plan

04 Site Layout

The site layout will essentially remain as existing with the access / egress point from Cone Lane retained. This parking area provides adequate parking space for at least 2 vehicles and there is also the existing retained garage for further parking.

The external finishes will be removed and replaced with new finishes and the patio to the rear will be amended to suit the new layout to enable to occupiers to use to outdoor space more easily.



Site access image



Birdseye view

05 Scale - Existing properties

The area comprises of mixed sized dwellings, directly to the north of the site there is a large 2 storey dwelling, directly to the south is a bungalow.



Existing house to north

Detached brick built 2 storey house to site below with simple design and appearance and would have 4/5 bedrooms.

There has been development on the opposite side of Cone Lane at Beacon Court where a number of 2 storey 4/5 bedroom dwellings have been constructed. These red brick and rendered construction, with timber detailing. In part the properties appear to be reduced in height and utilise the roof space, however the houses are predominantly full 2 storey buildings. The pitch of the roof on the dwellings is steep and therefore the dwellings are of significant height. the buildings are set above road level to suit the topography.



Existing houses opposite at Beacon Court

05 Scale - Existing properties

Further development has occurred further up Cone lane, where an existing 2 storey house has had a side extension to create a double fronted facade. The scale of the property is tall in nature with high floor to floors and a high eaves line. The pitch of the roof is fairly steep making the overall building appear tall. The building ground floor level is set above road level.



Existing house on Cone Lane

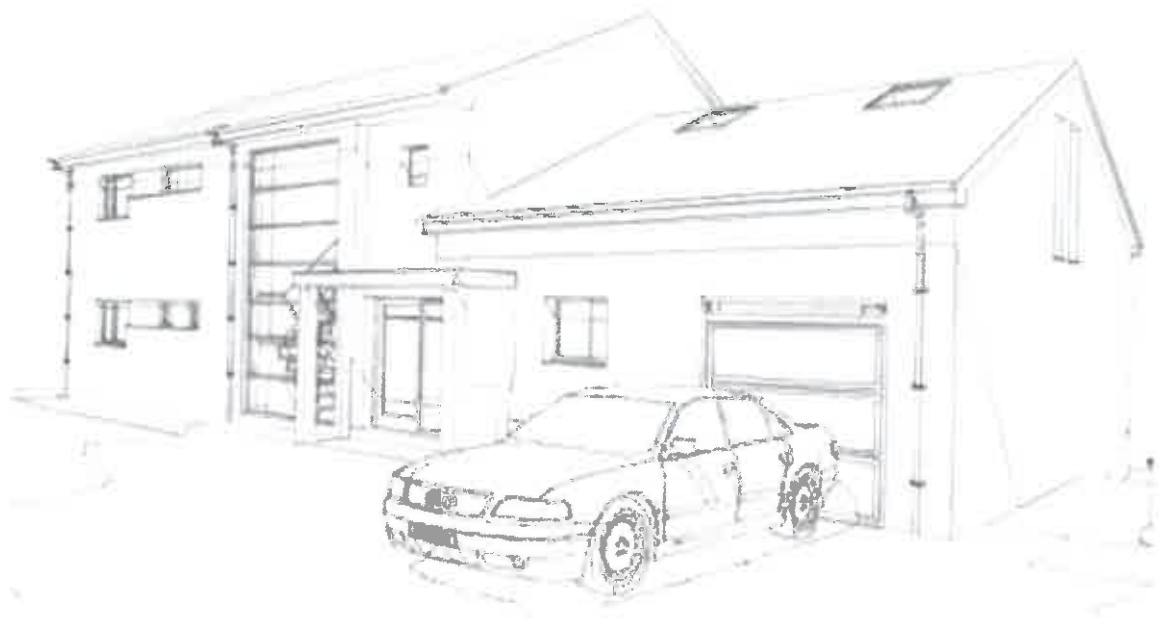
The mixture in building type and scale creates an interesting street scene where building heights vary dramatically. There are bungalows, 2 storey buildings and disguised 2 storey bungalows incorporation dorm windows. Most of the buildings have floor levels above the road level.

The existing buildings on Cone Lane have typical front and rear garden and are mainly detached.

05 Scale - Proposals

Having carefully reviewed the surrounding area and existing properties the building has been designed to ensure the scale is suitable. The main part of the building is 2 storey with a room in the roof located over the garage. The lower roof over the garage provides a step in the building to ensure the higher roof is at the higher side of the site, and the lower roof is at the lower side of the site, this ensures the building roof line sits well with the topography and adjacent properties.

The height of the building has been carefully considered and designed to sit sympathetically between the existing bungalow to the south and the 2 storey dwelling to the north. Unlike other buildings in the area the house floor level is set below the road level, meaning the building will be less invasive.



The roof pitch has been set to the same pitch as the existing building, this is significantly lower than surround properties, again minimising the impact on the surrounding area.

The footprint of the building will remain very similar to the existing building, meaning the garden areas will remain as existing. It is considered that the size of the development is more appropriate than its current form.

06 Appearance - Existing / Surrounding properties

The dwellings in the surrounding area have been constructed using a vast range of materials as listed below:

Walls - Red brick, Render, timber cladding, random stone & coursed stone.

Roofs - Red clay tiles, blue slate, brown concrete tiles & pan tiles.

Windows / doors - Timber, uPVC and aluminium.

The style of the surrounding building varies, there are traditional brick buildings, rendered bungalows, part brick / part rendered buildings.

There are also examples of contemporary designed rendered buildings.



Newly constructed rendered dwelling



Newly constructed rendered dwelling

06 Appearance - Proposed

Walls

The proposed scheme is of contemporary design taking elements of existing surrounding buildings and making them work in a clean distinct manner.

The external walls of the dwelling will be insulated to meet the standards of the current building regulation requirements and then rendered using a fine grain render to give a crisp tidy appearance.



Example of white rendered building

The existing random stone chimney / entrance to the front of the property will be removed and a new feature glazed bay will be constructed. This will be constructed in high quality engineering brick with black pointing. The engineering brick will match the coursing of surrounding properties while also harmonising with the other materials to be used in the renovation.



Set within the brick bay will be a large tinted screen, this will be divided by horizontal transoms that line through with windows / doors etc. on the rest of the dwelling. The screen will be tinted to restrict views into the property from the road and to provide solar shading in the evening.



Example image of tinted screen in engineering brick wall

06 Appearance - Proposed

Windows

The windows used on the dwelling will have grey coloured frames and matching cills. To the front elevation the windows to the left of the entrance bay will incorporate recess niches. These have been introduced to break up the flat rendered elevation and provide depth and detail. There is also a niche to the windows to the rear of the property, again to break up the elevation.



Example image of sliding doors

The large sliding screen to the rear of the property will have minimal sized frames to allow as much of the view to be utilised.



Example image of rooflights.

The roof lights to be used in room over the garage will be flush to roof type roof lights to minimise the impact and to tie in with the clean lines and modern style of the dwelling.

Doors

The garage door will be grey to match the windows, the rear door will be grey to match the windows. The main entrance door will be oak.

06 Appearance - Proposed

Roof



The roof will be covered in blue slate roof tiles, the colour and proportions will suit the building design and colour scheme.

Gutters



The gutters will be zinc coated steel, these are very contemporary in design and will tie in well with the sharp lines and design of the dwelling.

The gutters are to be fixed to grey fascias to match the colour of the windows / doors.

Entrance canopy / rear canopy

The covered entrance will be grey clad with a grey singly ply roof membrane over. The posts will be constructed from oak to match the main entrance door.

The rear canopy will be grey clad to match the windows / doors.

Externals

The driveway will be removed and a new resin drive will be installed, this will be in anthracite to match the style of the building.

Appearance summary

The building will be contemporary in style and will greatly improve the street scene and surrounding area. The materials chosen for the dwelling are in keeping with the surrounding properties and take a modern approach to the use of the materials & detailing.

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07 Access

Access to the site remains as existing. Vehicles and pedestrians access site from Cone Lane.

It is considered that to form a level threshold entrance would be impractical due to the existing level change from the parking area to the ground floor.

The building will incorporate WC and shower facilities at ground floor level to comply with DDA requirements.

The open plan living / kitchen / dining space create a user friendly environment for all future users.

08 Conclusion

The design, scale & massing of the proposal have been carefully considered in relation to the neighbouring properties and in context to the site topography and surrounding area.

The design will be contemporary design and will improve the appearance of the numb looking bungalow greatly.

Every effort has been made to ensure the building design and chosen materials are of the highest standard.

The scheme as proposed ensures the dwelling will provide suitable livings space for modern family life.

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