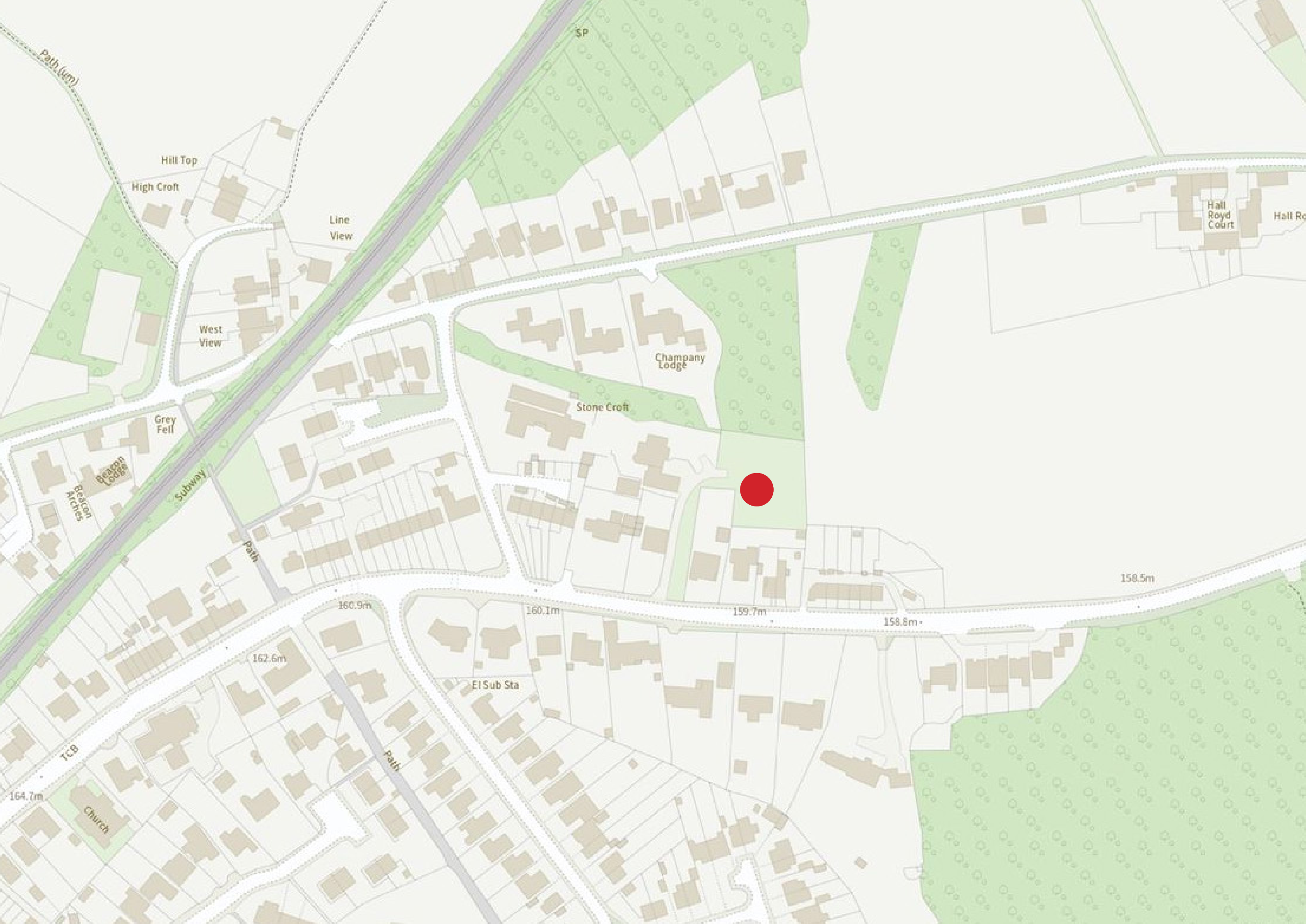




BEN BANK ROAD

DESIGN ACCESS STATEMENT
MARCH 2025



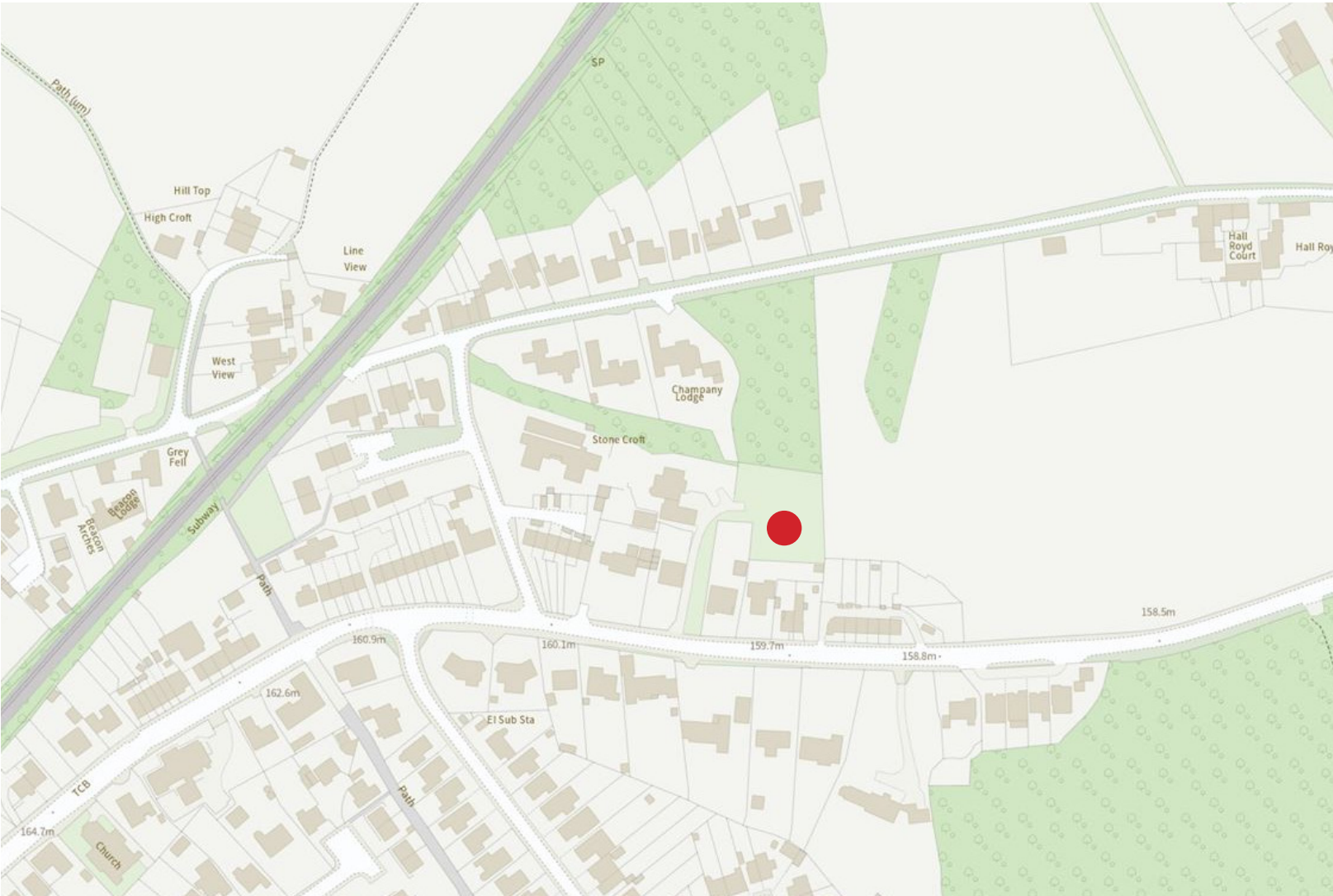


INTRODUCTION



This Design Access Statement has been produced to support the Full planning application for the erection of two detached dwellings on the site located at Land off Ben Bank Road (Rear of 94 and 98), Silkstone Common, Barnsley.

SITE:

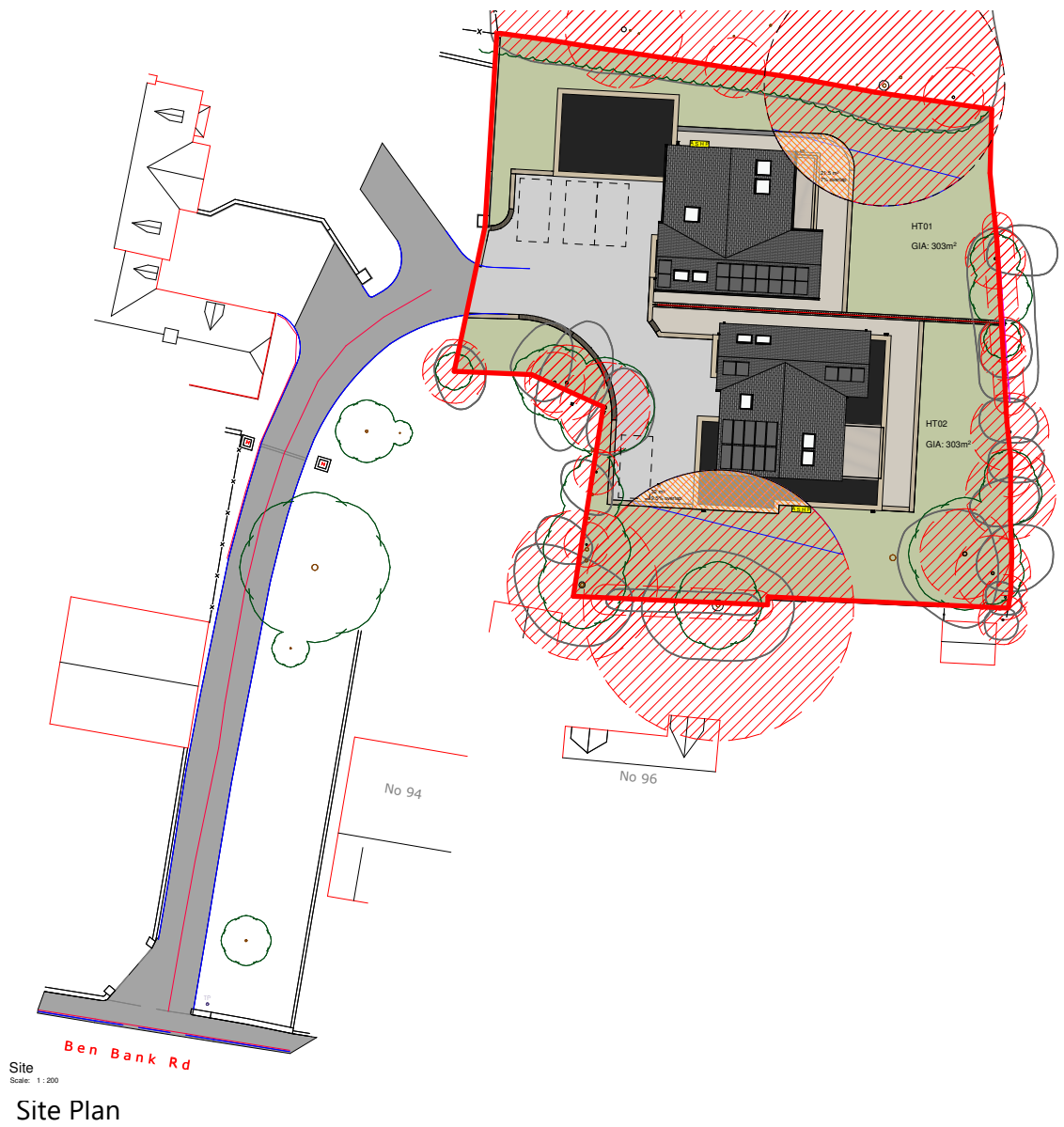


LOCATION:

The site is located at Land off Ben Bank Road (Rear of 94 and 98), Silkstone Common, Barnsley. It is approximately 4.5 miles from Barnsley train station.

SITE AND ACCESS:

The proposed plot of land has site area of 1612m² and is located on the north edge of Ben Bank road. The site is located in Silkstone Common and lies within the metropolitan borough of Barnsley.



SITE: CHARACTERIZATION



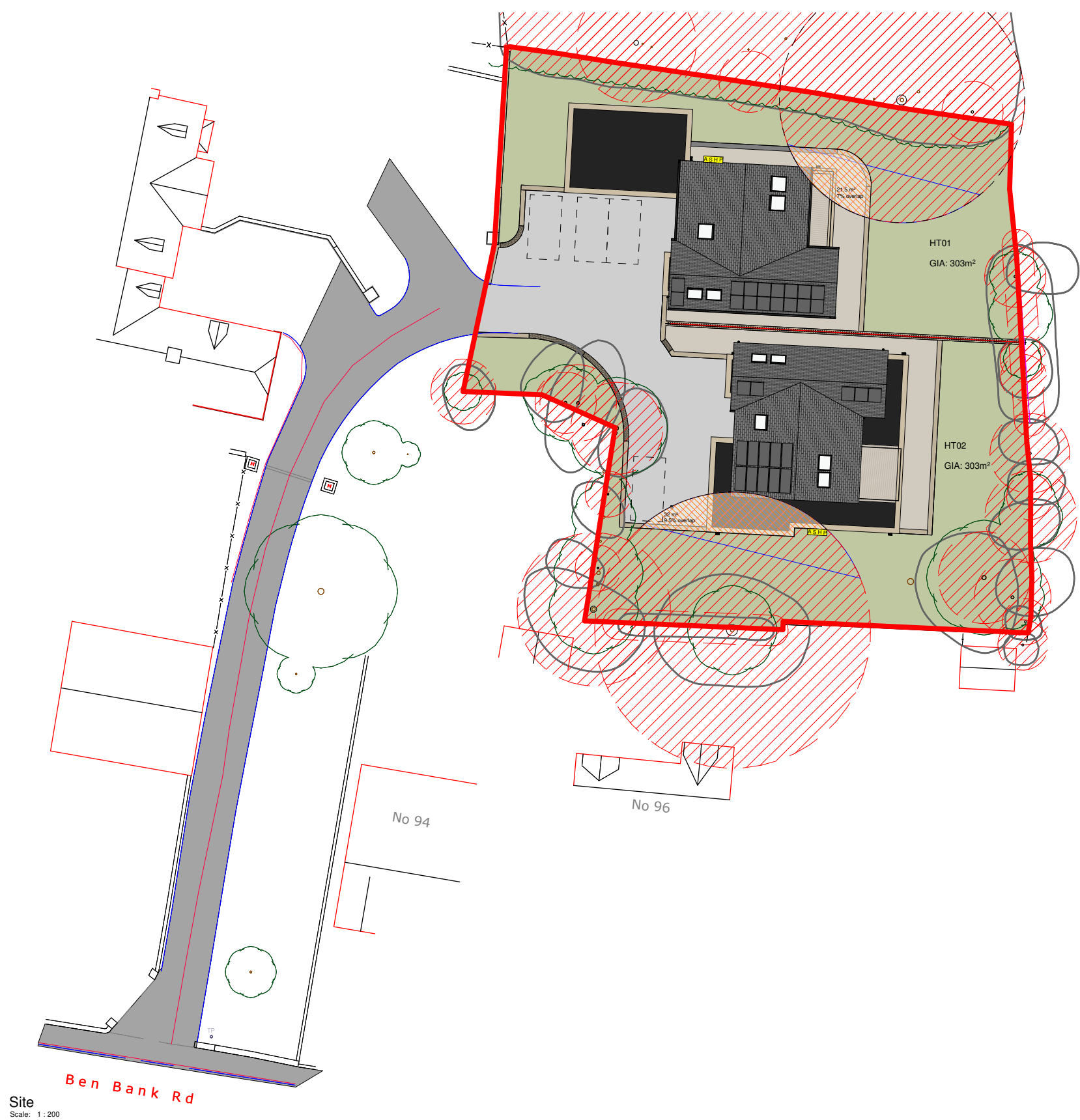
The site falls within metropolitan borough of Barnsley. The Silkstone parish has a diverse historical and architectural background. The parish itself lacks a uniform architectural style, allowing for varied future developments that respect neighboring buildings and enhance the village environment.

The area is majorly made up of residential houses, with a few notable landmarks such as the All Saints Church. With a diverse architectural language, the street scene of the parish keeps on changing due to change in house types, material and scale. The most popular material palette in the area is buff stone and slate roofing.

The existing settlements respond and connect to the surrounding landscape with low densities, larger plot sizes, and gardens, creating a soft transition from the settlement to the countryside. Pathways at the settlement edge should provide access to the landscape. However, it is noticable that majority of the houses are 2 storey with a loft.



PROPOSED SITE:



The proposed site includes two detached five-bedroom houses. The site is split approximately in the middle, with the houses designed adjacent to each other in similar yet mirrored layouts. The access road currently services just 2 dwellings, meaning with the additional dwellings it still falls under the rule for 5 dwellings on an unadopted road. Both residential blocks share a common road within the site boundary and feature attached garages for parking. The stone facade aligns with the existing architectural language of the area.

The houses incorporate gardens at the back, extending from the kitchen and dining space to create private open spaces for the owners. The soft landscape also expands to both the sides of both the houses, along with green space in the front.

The site has a previous approval (Application reference no. 2014/0446) for a large single five-bedroom, three-story dwelling, with the decision made in March 2014. The site has also received a positive pre-application enquiry response (Application Reference No. 2024/ENQ/00271), indicating that the proposal is deemed acceptable and will be supported by the local authority.

Site Plan

DESIGN CONCEPT



The proposal is for two dwellings inspired by the houses in the neighborhood. The traditional form and massing are influenced by the surrounding houses and reinterpreted in a more contemporary style. They follow the natural slope of the site, with House Type 02 sitting on a lower level than House Type 01.

Both houses have an open kitchen-living-dining floor plan facing the garden at the back, with a formal lounge towards the front. The bedrooms are located upstairs to ensure privacy for the occupants. The boot and utility room connect the main house and the garage space, allowing internal access from the parking area.

The front facade draws inspiration from the existing architectural language of the area, featuring linear and vertical windows with stone surrounds to blend with the surroundings. The stone facade is composed of two types of stone coursing. The gable and rear are designed to stand out, using narrow pitched stone coursing to create an elegant feel. The remaining mass is designed using larger coursed stone. The roof will be tiled, similar to the other houses in the neighborhood.

DESIGN INSPIRATION



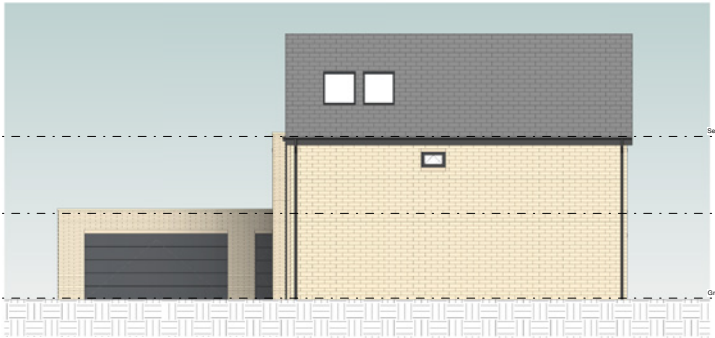
PLAN: HOUSE TYPE 1

Layout

- Open Plan Kitchen/Dining to the rear
- 5no. Double Bedrooms
- Utility, Boots room and WC on ground floor connected to the garage and the main house
- Garden space connected directly to the kitchen
- Formal lounge



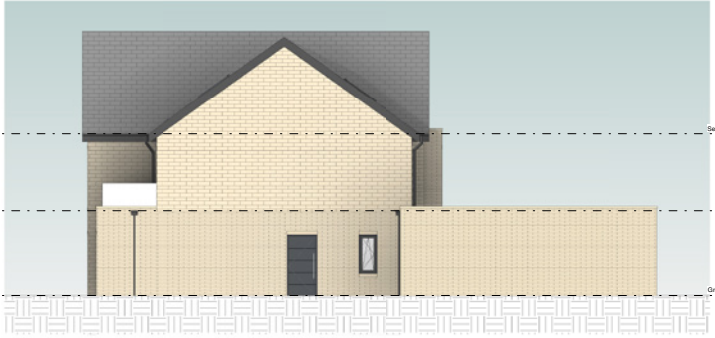
South Elevation



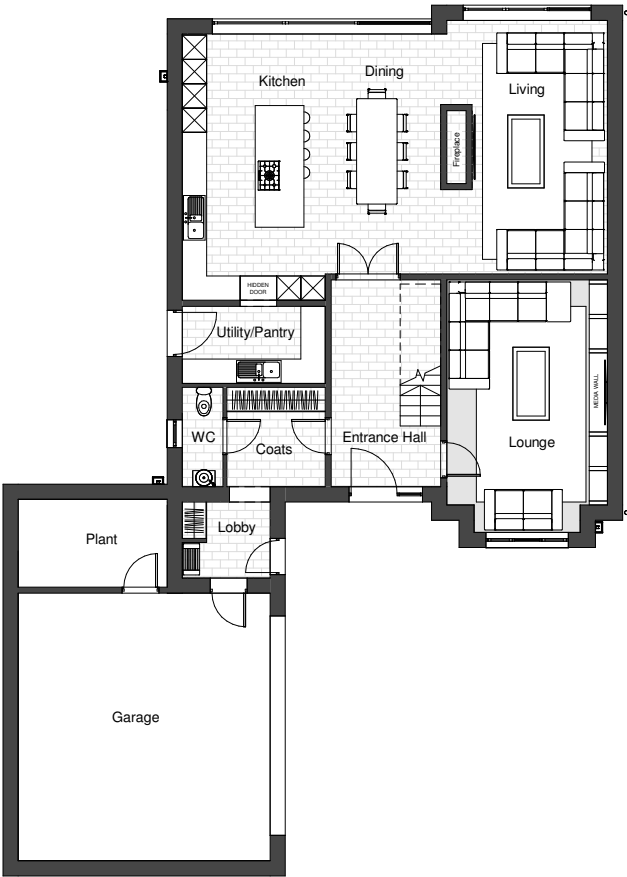
East Elevation



North Elevation



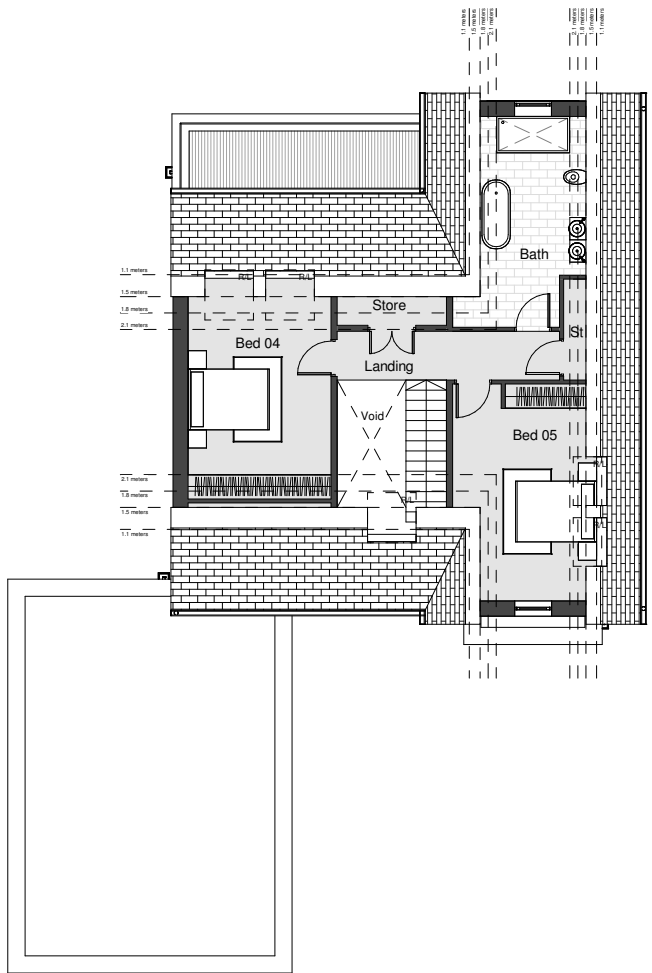
West Elevation



Ground Floor Plan



First Floor Plan

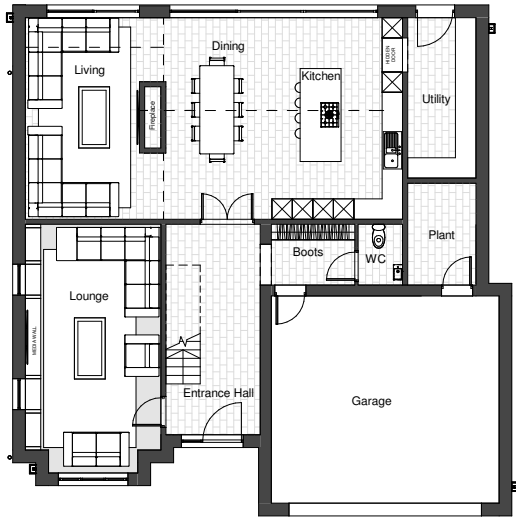
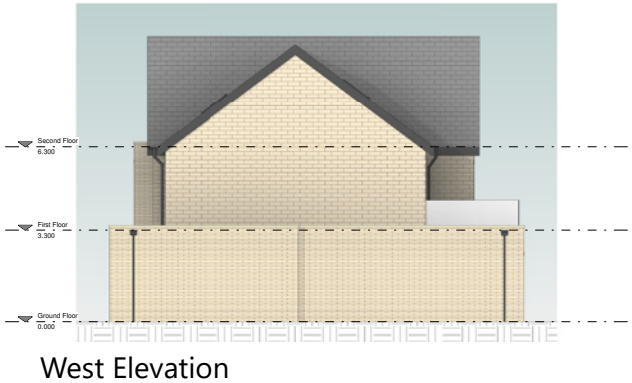


Second Floor Plan

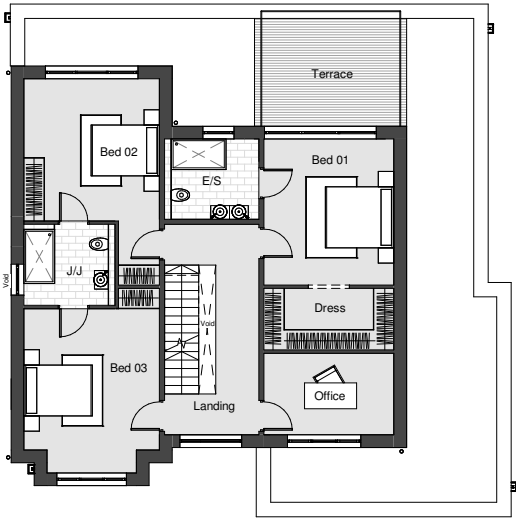
PLAN: HOUSE TYPE 2

Layout

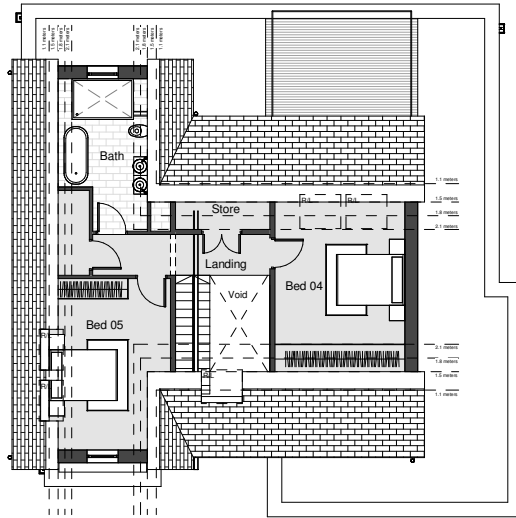
- Open Plan Kitchen/Dining to the rear
- 5no. Double Bedrooms
- Utility, Boots room and WC on ground floor connected to the garage and the main house
- Garden space connected directly to the kitchen
- Formal lounge



Ground Floor Plan



First Floor Plan



Second Floor Plan

MATERIALS



Narrow Stone will be sporadically incorporated as a distinctive feature in the rear gable design.



Bigger Course Stone will be used for the main house to ensure a timeless and durable finish.



The pitched roof will be dressed with grey artificial slate tile to match the context.



The windows and door frames will be black UPVC, along with the gutters, downpipes, fascia and other detail elements.

Conclusion

The development has been carefully considered to create two stunning contemporary dwellings that respects the local vernacular and the neighbouring dwellings. Whilst also having low impact on the neighbouring properties and their amenity spaces.

