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## Design, Access and Heritage Statement

Proposal: Installation of a pitched roof to create a first floor, first floor balcony at the rear and associated alterations

Site Address: Smart Door Solutions Ltd, Smart Innovation Centre, Church Street,  
Darfield, Barnsley, S73 9LG



## Application Documents

The submission includes the following documents:

- Application form
- Relevant fee
- Site and Location Plan – drawing 1
- Existing Ground Floor Plan E101
- Existing Elevations E102
- Proposed Floor Plans P101
- Proposed Elevations P102
- Tree Survey/ Arboricultural Method Statement
- Design, Access and Heritage Statement

## Introduction

The existing application site is a single storey, flat roof office block with associated parking and outdoor areas. It was formerly an NHS medical centre but was converted to an office following the grant of planning consent under reference 2018/0275.

The proposal is to extend the building by creating a first floor and adding a pitch roof. The reason for the extension is to adapt the internal space and make it more flexible for the needs of the company, as well as allowing the company to grow.

Planning consent 2020/0088 allowed a first-floor pitched roof extension and rear balcony. This is a resubmission as the previous application has now expired. When compared with the previous approval, the proposed plans show fairly small changes. The increase in floorspace is the same. There is no change to the ridge height. The permitted scheme had a ridge height of 8.38m. The proposed scheme has a ridge height of 8.38m.

The differences between the previous approval and the proposed scheme are:

- Different external materials
- Changes to openings.
- Rooflights reduced and re-positioned.
- Internal layout altered.

## Background to Business and Reason for Application

The applicants are a Barnsley born business known as Smart Door Solutions Ltd. The business install, maintain and repair doors, shop fronts and shutters for commercial businesses. This site is used for their office and ancillary storage.

No manufacturing takes place on site, only very minor repairs. The business keeps small stock on their premises to facilitate with their repairs service such as lats and fittings. All larger items are ordered online and delivered direct to site by the manufacturer. Further information about the business can be found on their website at

<https://www.smartdoorsolutions.co.uk/>.

The owners were formerly based in the town centre but moved to this new site, in response to a growth in their company. They took over the building and made it work but always knew that the building would need modernising



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and adapting to suit their long-term needs. The owners would like to be able to have a modern and open plan office, better staff welfare facilities and more space to better organise their storage.

Some of the problems with the current office including a leaking roof and small rooms. Furthermore, their store is too small and disorganised, resulting in damage to parts. The main reason for the proposal is to improve workspace but it also allows for a small growth in the company long term. The larger internal area will allow the company to take on perhaps 1 or 2 extra office staff in the future.

The current staff members are 18 full time employees. The employees are a mix of engineers, fitters and office staff. There are 8 staff in the office at most times. The remaining employees are on site and only call in to collect small parts/ paperwork or take a break. Most engineers and fitters use the company transit vans, which they normally take home at night, so they are rarely at the site, nor do they need to use the onsite parking facilities.

The parking available on site is 11 spaces and a further space for a transit van to park. This is sufficient to accommodate the business needs, given that only 8 staff are in the office on a full time basis. Parking is very rarely at full capacity. Therefore, any slight growth in staff numbers and parking demand (as a result of this development) can be easily accommodated on site.

The opening times of the office is officially 8am to 4:30pm, Monday to Friday, although sometimes staff arrive early or stay later, depending on their workloads.

## Site and Surroundings

The building subject of this application is a flat roof, former medical centre on Church Street. It has an external tarmac area and is bounded at the front by steel gates. The building is set back from the street.

The building is within the Darfield Conservation Area. The special character of the Conservation Area derives from the Grade I All Saints Church and late C18 buildings stretching along the north of Church Street. Across the road from the application site is Thornhill House, a stone built, Grade II listed building and Garland House, also a Grade II listed building which is stone built with a newer extension finished in a light-coloured render. Stone walls, gardens and trees are prevalent along the frontage of Church Street. Many buildings within the Conservation Area are C20, resulting in a mixed local vernacular overall. A map from 1888-1913 is below:



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The application site is a flat roof building, which has no historic or architectural merit and offers no positive contribution to the Conservation Area. It sits between a two storey, brick built house and a small area of public open space.

The proposal is to add a pitch roof onto the building with gable front. The pitched roof will make the building higher and therefore more visible on Church Street, but the design has been kept to a simplistic form so not to draw attention to it. Further, a pitched roof would be a more traditional roof form. When walking east along Church Street (and if this development is built), the view would be the sides of two pitched roofs belonging to the site and the house next door. A photo to help explain this view is added below:







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## Materials

The proposed materials are:

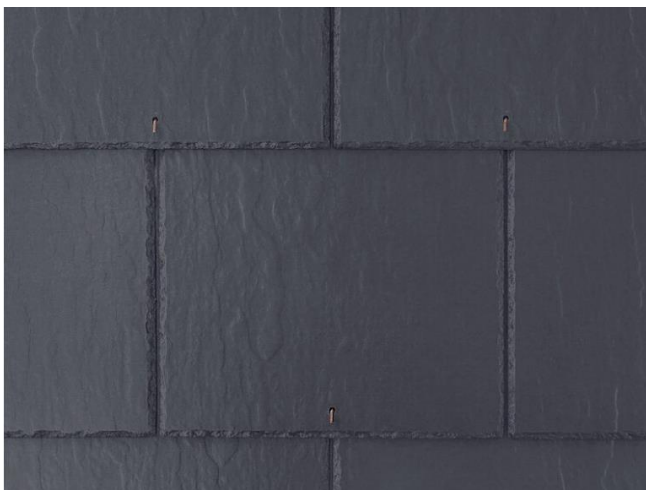
### Walls

Brick to be retained at ground floor. Render to upper floors. Colour of chalk white:



### Roof tiles

Marley Eternit Rivendale Slate. Colour blue/black:



### Roof lights

Conservation style roof lights.

Effect upon Surrounding Land



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The property is set within an area that has a mix of residential and commercial uses. The proposal will not materially increase staff or visitors to the site.

The pitched roof will slope away from the neighbours house thus preventing any overshadowing impact.

The design incorporates a first-floor terrace. This terrace will be used infrequently as it will only be used during working hours, on summer days and when staff are on breaks.

In conclusion, the neighbours are not deemed to adversely affected by the proposal.

## Conditions

Should the planning application be granted, the applicant would like to minimise planning conditions as there is an intention to start the development early Spring.

The previous approval imposed eight conditions. This application has included additional information to prevent the submission of information relating to materials (condition 03) and tree impact (condition 06). The applicant is happy to accept the imposition of the compliance only conditions that were previously imposed (conditions 01, 02, 07 and 08).

The external areas are all hardstanding for maintenance and parking reasons. The applicant would prefer the landscaping conditions to not be re-imposed. However, should they be deemed necessary, it is asked that the landscaping condition is not a pre commencement condition. A suggestion would be to submit a scheme within 6 months of the decision date.

## Summary and Conclusion

The proposal would allow a business to expand, invest and adapt. The changes modernise the building and improve its external appearance, which contributes to local distinctiveness and is a public benefit. The proposal is considered to have a minor enhancement to the Conservation Area and preserves the setting of listed buildings. Therefore, the proposal is in compliance with Chapter 16 of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

The effect to the highway and residential amenity is deemed to be neutral.

I trust this provides you with some background to the application and the design thought to the extension. If you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely

Elizabeth Maw BA(Hons) DipTP MRTPI  
Planning Consultant  
Maw Town Planning Ltd