13 Hillside Way, Wortley, Barnsley S35 7DD

# Design and Access Statement

*Extension to property*

**Prepared on behalf of:**

*Mr David Jay*

Prepared by:

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## 1.0 Introduction

1.1 This is a statement submitted in support of the extension to 13, Hillside Way, Wortley

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

## 2.0 Assessment of the site's immediate and wider context

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 **Physical**

The existing dwelling on Hillside Way is located in Wortley and used to be the Police House. The property is an existing two storey detached dwelling that consists of three bedrooms located on the first floor. The ground floor consists of the main entrance hall, living room to the front and dining room and kitchen to the rear. The police office was located in the single storey off shot to the North of the dwelling house and the two have always been connected.
The built environment in the immediate vicinity of the site is mainly residential with mainly detached dwellings to the South in the Conservation Area and terraces to the North off Hillside Way.
The scheme is proposing a single storey extension to the rear of the property to enlarge the dining and kitchen areas. There is another storey to be added over the old police station to provide a master bedroom suite. There is a proposed two storey extension to the front of the original dwelling house to increase the size of the bedrooms and to provide another bathroom. The detached existing garage will be demolished and a new integral garage built

The aerial picture above shows the site in context.

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## 2.3 Access audit

The proposed work will not affect any of the existing access points.

## 2.4 Social

The development is for a single large family home and will bring an abandoned building back into use. The new home will provide facilities for all members of a family to live together under a single roof in a very sustainable way.

## 2.5 Economic

The scheme aims to improve the usability of a family home.

## 3.0 Relevant planning policies

3.1 The development will comply fully with all requirements of the SPG document and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

3.2

3.3 The above policy plan shows that the development is outside the Conservation area defined by the black dotted line. It is also outside the Greenbelt which is shaded green vertically

## 4.0 Evaluation of the context

4.1 **Identification of opportunities**

There will be a significant gain in visual amenity by sympathetic and well designed development which will be a positive addition to the immediate neighbourhood. The development also aims to provide a much better family home that will be sustainable for many years.

4.2 **Identification of constraints**

The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered.

## 5.0 Design of the scheme

***Amount:*** The proposed developments will provide at Ground Floor, enlarged Lounge,Dining, Family and Kitchen and will provide an integral single garage and off street parking by way of a new driveway. At frist floor there will be enlarged bedrooms, two new bedrooms and two new bathrooms.

***Layout:*** At ground floor level an extension to the front of the property will create an enlarged lounge forwards and Dining and Kitchen to the rear all rooms in their original location. The police office will be changed into a study, WC and Utility. The new garage will be connected to the new Utility. The layout of the extension will create an efficient order to the home. At First floor the bedrooms will be extended to the front and rear and new bedrooms built over the original police office.

***Scale:*** The massing of the proposed has been carefully designed not to impose on the context of the area keeping the extension below the height of the existing roofscape.

***Landscaping:*** The structural landscaping of the site will be altered to provide a new driveway from the location of the demolished garage and will involve some new levels where the drive winds down to the garage location. This will give opportunity for new high quality rockery features to the front of the house.

***Appearance:*** The proposed extension will be built using traditional and modern materials in a style as to allow the extension to blend into the existing building. It will be constructed in stone to the front and render to the sides and rear. Windows and doors will be of UPVC as are some of the existing. The extensions will not project far forward or backwards and will be significantly behind the building lines set up by the existing properties to either side. No over shadowing is anticipated and studies have been carried out to demonstrate this

***Access:*** The development will comply fully with all requirements of Approved Document 'M' and will allow full access to the ground floor for all people. The landscape around the building will be fully accessible to all. A mixture of hard and soft landscaping will be provided with changes in materials finishes or planting clearly demarcated. Any transitions between hard and soft features will be less than 15mm in elevation. The rear entrance is level with flush thresholds and is wide enough to allow

wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

## 6.0 Concluding Statement

6.1 This design and access statement has been written in support of a planning application for 13, Hillside Way, Wortley. The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

6.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

*Access*
*Safety and security*
*Sustainable development through the re-modelling of the existing property*
*Visual amenity*

6.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.

## 7.0 Supporting Sketch Images

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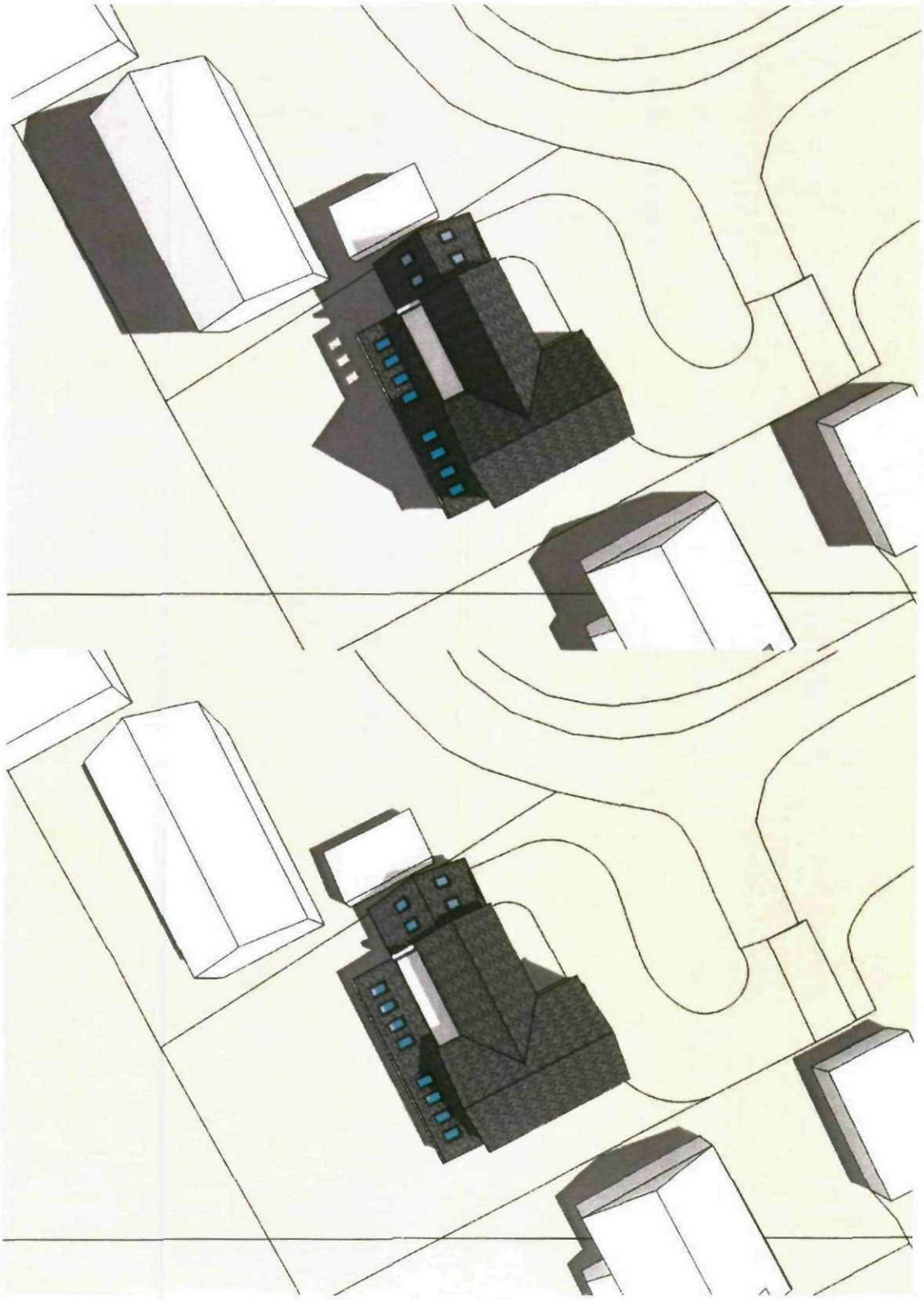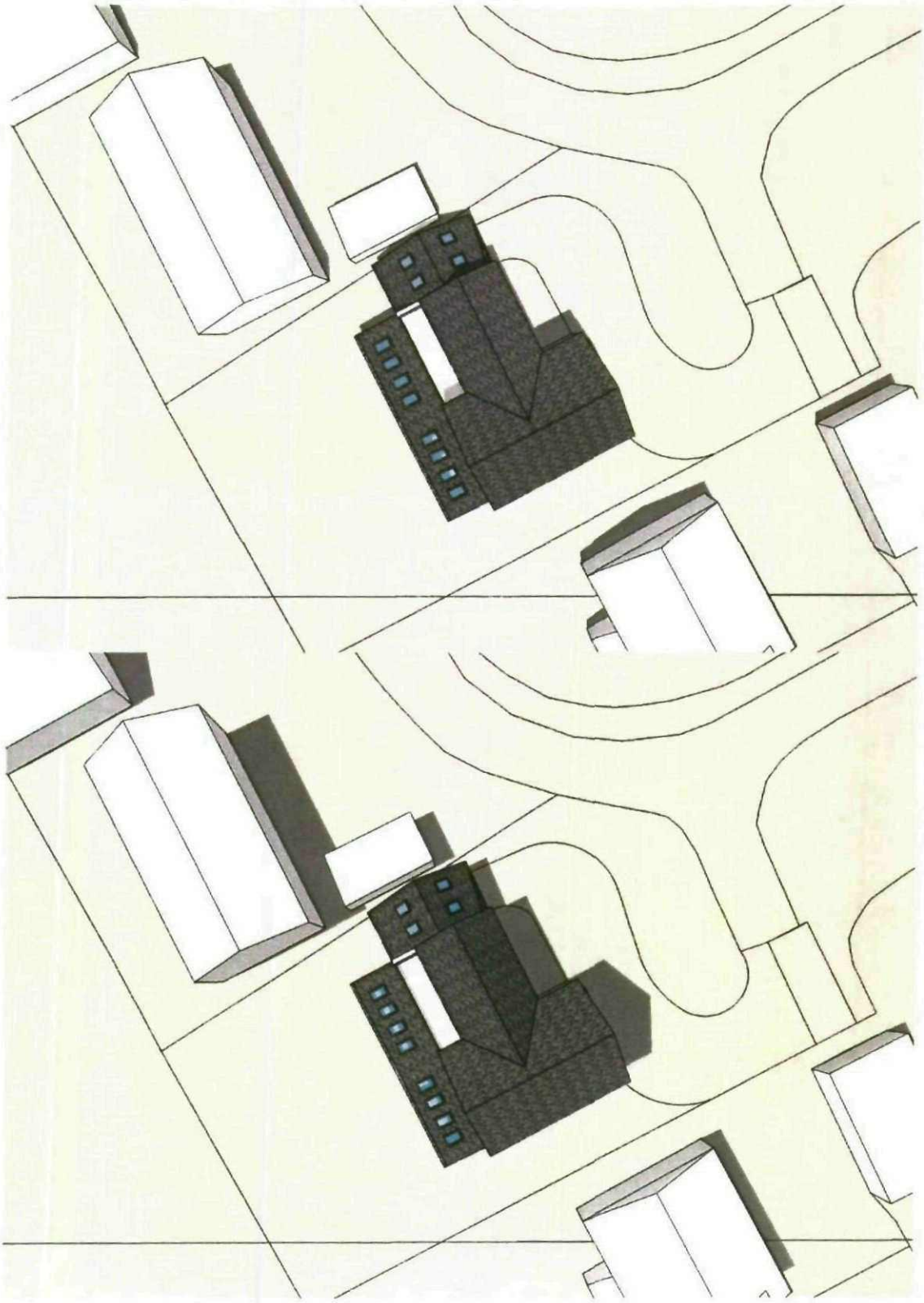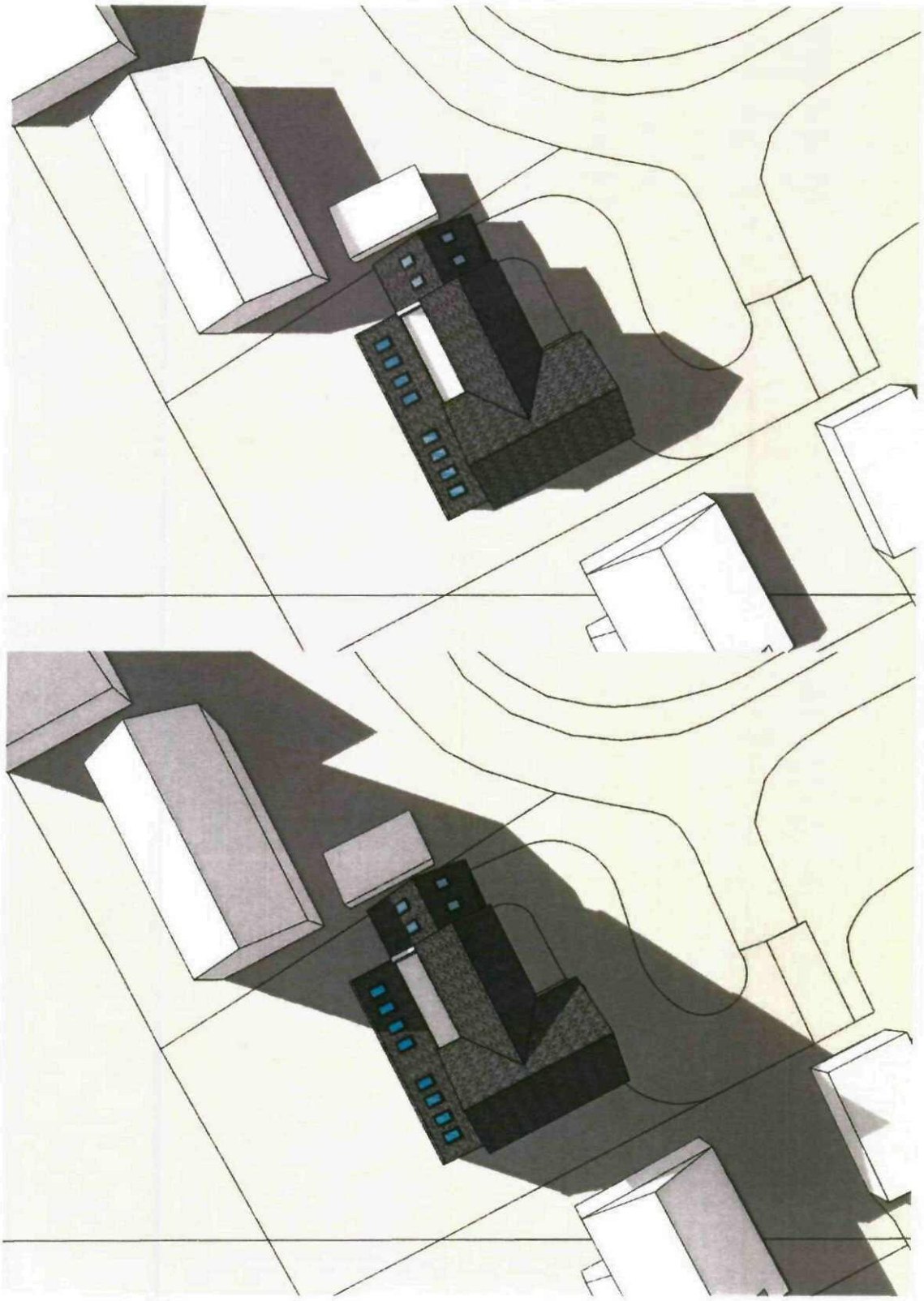
## 8.0 Sun Path Studies - summer 0800 to 1800 in 2 hour intervals