STONE MASON COTTAGE, LOWE LANE, STAINBOROUGH, BARNSLEY

Design and Access Statement

Re-modelling work and extension to property

Prepared on behalf of:

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1.0 Introduction

1.1 This is a statement submitted in support of the re-modelling and extension of Stone Mason, Cottage, Lowe Lane, Stainborough, Barnsley, S75 3EP

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 site is located off Lowe Lane in the village of Stainborough, on the outskirts of Barnsley around 5 miles of the town centre. The existing dwelling is part of a small cluster of dwellings within the Wentworth Castle and Stainborough park conservation area. The property is situated in a semi-rural location with large fields and forests surrounding it. The scheme is proposing to add an additional bedroom and garden room to replace the existing conservatory. The work will also involve internal re-modelling to create a more usable kitchen, dining and family area. The work will take into account the reduction of useable area from the demolition of the conservatory and will be used in the first floor extension and ground floor dining area.

The aerial picture below shows the site in context.

2.3 **Access audit**

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

2.4 **Social**

The proposed extension will fit in with the existing property by matching the materials and construction styles of the existing cottage. The re-modelling of the property will create a better family social space connecting the kitchen with the dining and proposed family room extension, and the first floor side extension will provide an additional bedroom for a growing family.

2.5 **Economic**

The scheme aims to improve the use ability of the 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.

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 development provides and additional bedroom and garden room. Existing conservatory demolished.

Layout: The interior of the existing dwelling will be remodelled to provide a more efficient and useable house. The existing family room will be turned into a formal entrance area to create a central axis for all rooms to be accessed off. The stairs leading to the lower ground floor office space will be moved so that it can be accessed off this central circulation space. In the remodelling of the ground floor the dining room and kitchen will be swapped around with a new opening punched through the wall between the entrance hall and dining area. A new ground floor WC will be included in the changes to provide more amenities for disabled and ambulant occupants in the future. The new garden room will provide an informal family space that is open to the kitchen and south facing patio creating better social interaction for the family on a day to day basis. Off the kitchen a new opening will be informed into the existing utility area.
The first floor extension over the existing single storey annex will provide an additional double bedroom accessed off the existing corridor.

Scale: The massing of the proposed has been carefully designed not to impose on the context of the area. By demolishing the existing conservatory we have reduced space that is not currently been used by the family. We are proposing to replace this with a more traditional and in keeping annex to the main dwelling. The first floor extension has been cut back on the south facing elevation intentionally to make the extension more apparent.

Landscaping: The landscaping of the site will remain unchanged.

Appearance: The proposed ground floor and first floor extension will be built in a traditional style and will match its materials with the existing dwellings. These traditional features include, low ranging buildings, coursed local stone.

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 and where changes of level occur in the landscaping ramped alternatives will be provided. 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. Guardrails and tactile surfaces will be used at all relevant obstacles. The route to the entrances is level and the entrances themselves have flush thresholds and are 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.

Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. Where necessary doors have vision panels whose size and configuration meets the requirements of the Approved Documents. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. Other indicative 1500mm turning circles show the accessibility to the main living / working area. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

Conservation Appraisal: The existing cottage is located in the Wentworth Castle and Stainborough Park Conservation Area and is located close to the entrance of the Wentworth Castle estate. The cottage is not a listed property but the proposed design has been careful to compliment and marry in with the existing using traditional details.

The dwelling is very close to listed buildings and properties within the conservation area which have been highlighted on the attached map.

6.0 Concluding Statement

6.1 This design and access statement has been written in support of a planning application for Stone Mason Cottage, Lowe Lane, Stainborough, Barnsley. 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
- Community and 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.