

Design & Access Supporting Statement

Proposed Internal Alterations and Extension to Rear

At

39 Huddersfield Road, Barnsley

For

Berneslai Homes Ltd



39 Huddersfield Road, Barnsley – Proposed Rear Extension

Design & Access Supporting Statement

Introduction

This statement supports the planning application for the proposed refurbishment and rear extension of No. 39 Huddersfield Road in Barnsley to create 5 No. apartments for residential use.

This statement sets the context and explains the proposed scheme providing justification for the approach adopted. It is accompanied by photographs, maps and plans in order to illustrate and demonstrate an understanding of the client's needs and that of the public whilst adhering to the sensitive nature of the conservation area.

The statement includes site analysis, commentary on the use and quantity of development, an explanation of layout and scale, landscaping, details of illustrative external appearance, along with an explanation of the sustainability of the proposal, and the required description of access arrangements and the improvements set out in the proposed design.

This supporting statement is in accordance with Government Circular 01/06 'Guidance on Changes to the Development Control System'. It reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use Them'.



Site Appraisal

Context

The building is on the A635 Huddersfield Road north of the town centre within the Barnsley Huddersfield Road Conservation Area. The building is considered to be of special interest to the overall conservation area. Therefore any work to the front elevation facing Huddersfield Road will be avoided to maintain the character of the street scene.

The site falls to the rear onto Cockerham Lane. The building is detached with neighbouring residential dwellings; the surrounding area is predominantly residential originally built as large houses, although a number of the adjacent buildings are converted in flats / apartments.

Access

Vehicular access is not possible to the front of the site with a single pedestrian gate, low stone walls and pathway to main entrance. The rear of the site is currently closed off with a mixture of timber, metal palisade fencing and masonry stone walling. Current parking arrangements are very poor and Huddersfield Road on street parking is severely restricted. On street parking on Cockerham Lane to the rear is informal and available. Residents then have to walk to Huddersfield Road to gain access to the front of the property. Currently there is no pedestrian access provided at the rear of the site.

In summary the vehicular access arrangements are inadequate with a current provision of 2 No. unrestricted spaces to the rear of the site for the three current flats.

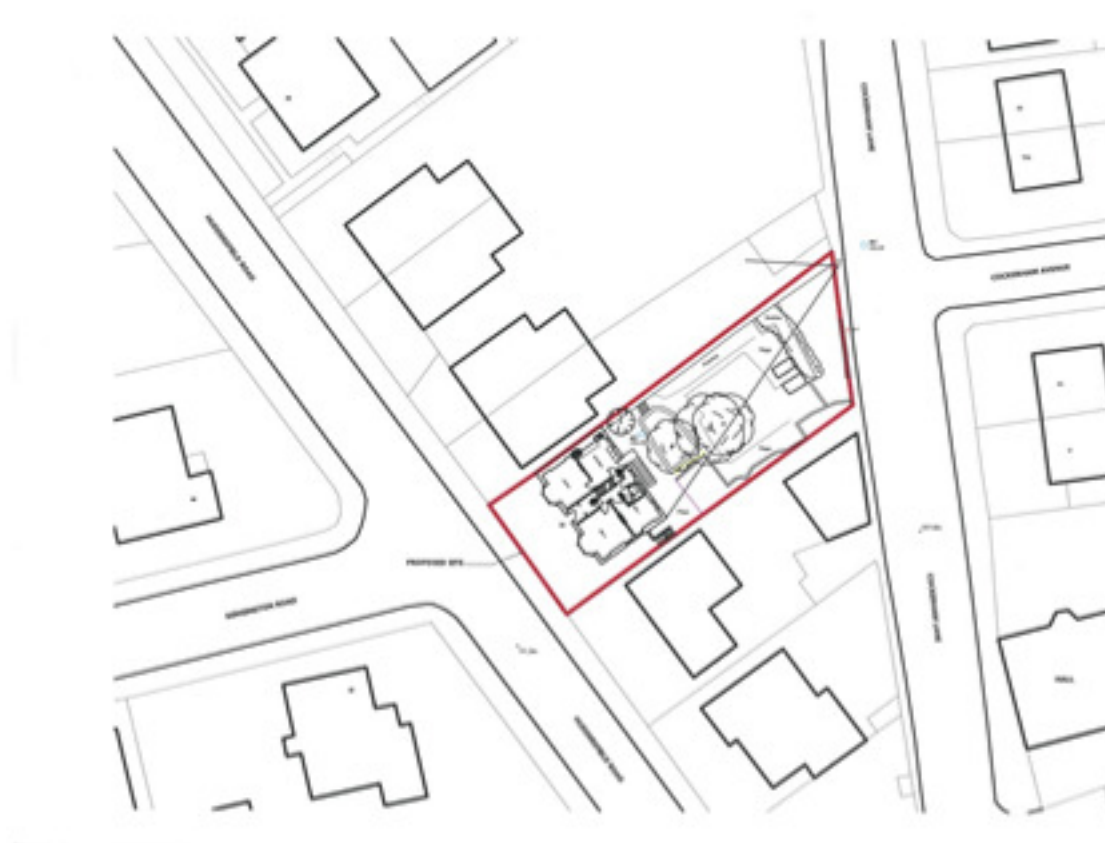


View from Huddersfield Road

Use

The building is currently unoccupied, the previous use being 3 residential flats. The building has fallen into disrepair and the rear has become overgrown and derelict. There is some apparent vandalism to existing stained glass windows and a number of bricked up windows.

It is proposed to extend the rear of the building and refurbish the interior to bring the building back into use while enhancing it to form larger better serviced self-contained apartment accommodation. The land to the rear of the site will be reshaped to form on-site parking, access for refuse disposal and garden space.



Existing Site location Plan

Amount

The total site area is 640m² of which the existing building accounts for 115m² or 18% of the total area. Due to the neglected overgrown garden to the rear there is a considerable amount of unused land. The proposed extension accounts for a further 50m² taking the total building footprint to 165m² or 26% of the total site.

The proposals will allow for 5 No. apartments

- 1 No. 1 bedroom garden apartment to the rear lower floor,
- 1 No. 1 bedroom unit and 1 No. 2 bedroom unit to the ground floor
- 2 No. 2 bedroom apartments on the first floor. There is currently additional living space within the loft / attic however no works are proposed to this level and access will be removed during works.

The entire rear garden will be cleared of all overgrown vegetation, ivy, young trees, masonry retaining walls and planting beds. This will provide low maintenance site parking and a raised garden terrace. The addition of a designated secure bin store will allow occupants to store waste away from the building and allow the refuse to be easily collected from Cockerham Lane.



Proposed Site Extents Plan

Layout

The proposed position of the extension, to the rear, has been designed to preserve the character of the street scene on Huddersfield Road thus having no / minimal effect on the conservation area visually. The extension projects in line with the existing building to a depth of 4m. Each apartment has been designed to comply with guidance set out in the South Yorkshire Residential Design Guide, providing an open plan living / dining / kitchen space with either access onto the terrace garden or to a Juliet balcony.

The proposals also include for the complete re-grading and landscaping to provide a formal site parking area, designated bin store and raised garden terrace to the basement flat. The proposal allows for 1 No. car parking space for each of the flats with an additional visitor space adjacent, see

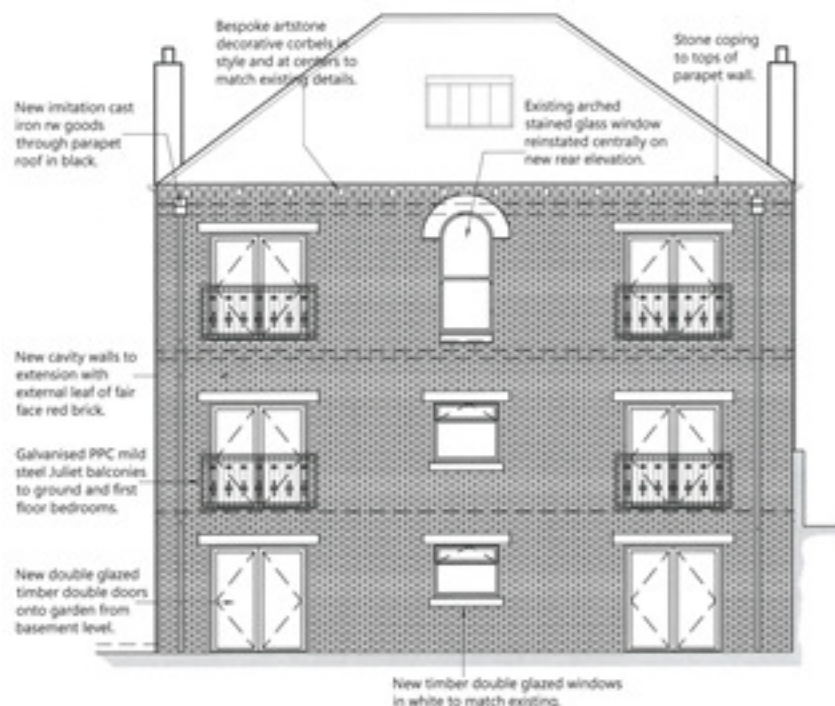
proposed site plan. There will remain one additional space on Cockerham Lane for overflow; however this will be an informal space and has consequently not been included in the parking provisions. The proposals will alleviate the current parking congestion and provide added security.

Appearance

The dwelling is located on the edge of the Barnsley Huddersfield Road Conservation Area and as such the choice of materials and design style has been sympathetically selected to adhere to the philosophy of maintaining the character of the area.

The proposed design has no impact on the overall street scene from Huddersfield Road. The materials, style of windows and proposed refurbishment is in keeping with the existing façade.

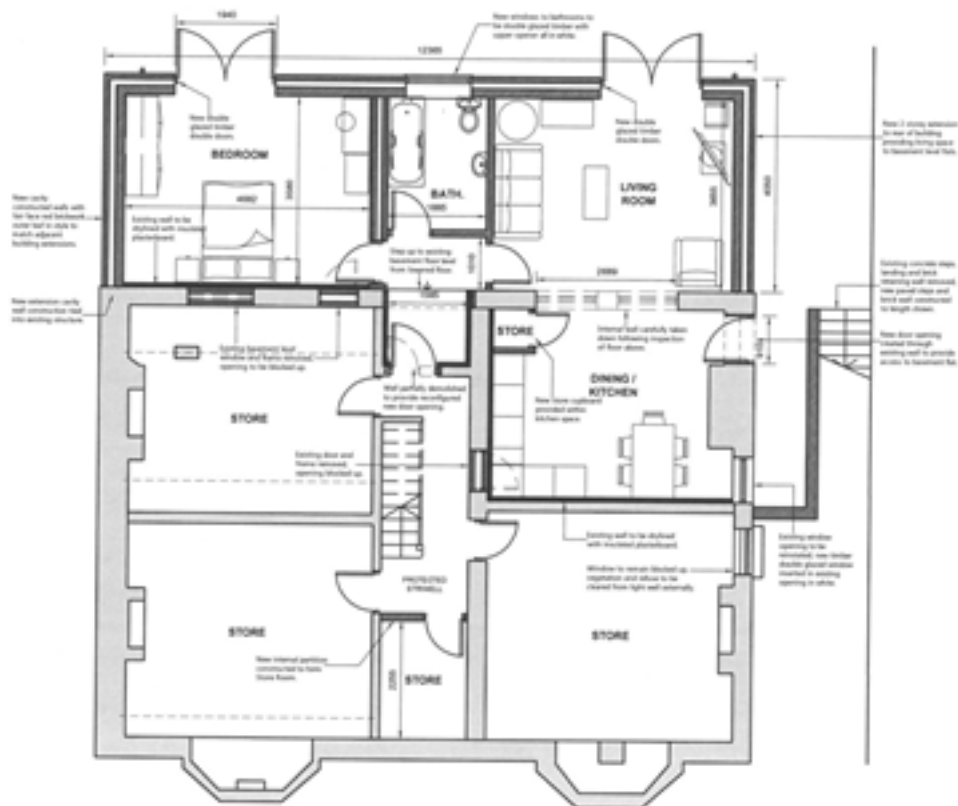
The proposed extension does not include for any window openings on the side elevations. The proposed entrance door to the basement flat will be out of view from the street scene as well as the reinstatement of an existing window. The major changes to the dwelling are located to the rear, set back a significant distance from Cockerham Lane. The existing window openings in the existing rear wall will be either blocked up or be completely removed as part of the works. The existing central arched window with stained glass window will be carefully removed and reinstated in the new elevation as shown below.



Proposed Rear Elevation

Scale

The width of the extension will be set in line with the existing building, set back slightly with a shadow gap detail to allow for the new cavity wall construction to abut the existing stone of the rear wall. The extension will project 4.05m to the rear as shown on the floor plan below.



Proposed Ground Floor Plan

The extension does not dominate existing dwellings to the south and north and has no impact on privacy and rights to light due to its shallower depth, nor does the proposed building footprint have a detrimental impact on the overall site area.

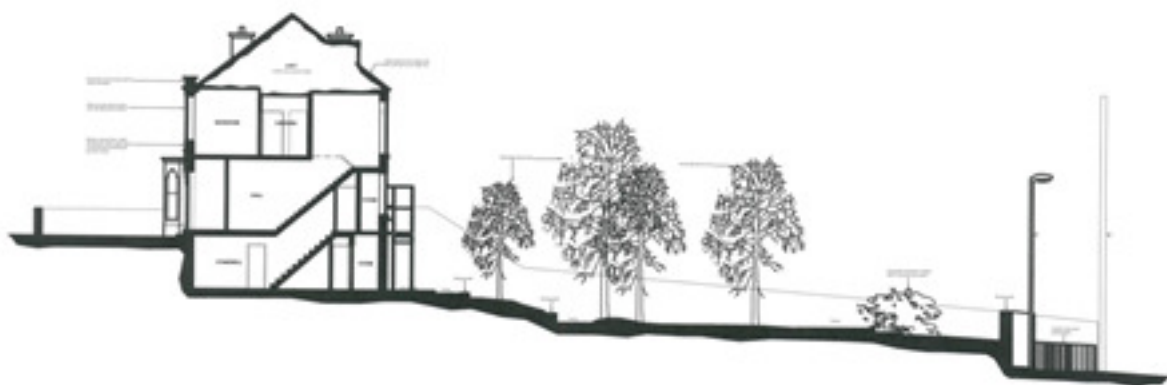
Landscape and Sustainability

The site currently has a small front garden with dwarf stone wall surround which is mainly paved with small planting areas. The proposal does not include for any changes to this area and as such the front will be retained in its existing design. The rear garden is overgrown and unsightly, all the boundary walls and level changes have been completely covered in ivy and small bushes creating a hazard when navigating from the building down to the rear of the site.



View of Existing Overgrown Garden

The trees are young and have overgrown to a point where pruning is required. All trees are to be removed to accommodate the extension and raised garden terrace and no TPO's are present or likely to be considered. There are a series of existing brick and stone retaining walls in poor condition to suit the sloping terrain with various stone paved paths and cast concrete slabs.

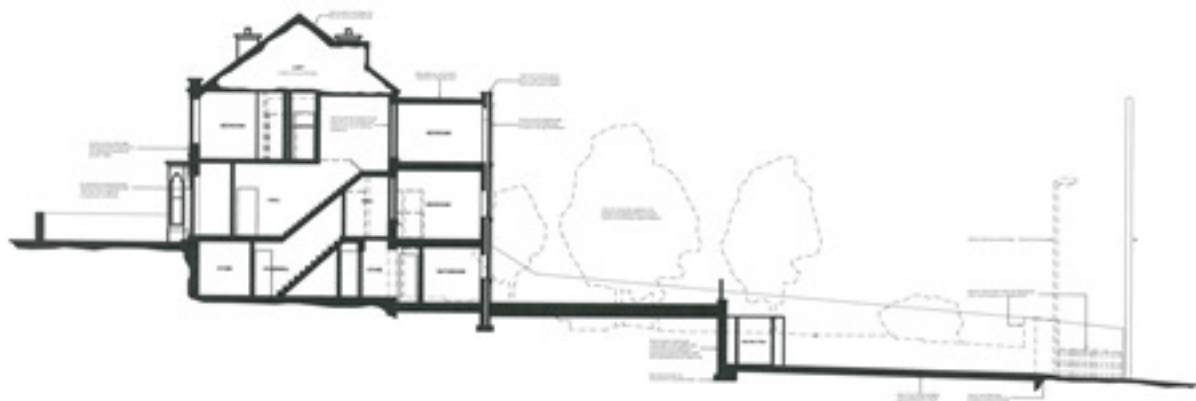


Site Section as Existing

The proposals involve a substantial amount of excavation and re-grading to provide a flat garden terrace with steps leading down to a car park laid to a 1:40 fall back to Cockerham Lane. Included in the low level area is a secure bin store compound, with timber close boarded fence and gate surround. It is proposed that an existing street lamp post is to be removed to allow access into the proposed car park, subject to comments from the Highways Authority. The existing unsightly metal palisade fence, timber fence and masonry walls located at the rear of the site will be taken down to provide full width access into the car park. This will be required to provide adequate vehicular turning areas and provide required visibility distance.

The raised garden terrace will be finished in paving slabs and be grassed to provide a permeable surface; all tarmac coverings to the car park will be laid to fall to allow rainwater to flow into existing road gulleys or if required new soakaways.

All material excavated will be used to re-grade and reconfigure the sloping site as far as practically feasible to avoid mass removal of demolition material and earth. Where possible all external and internal walls that are demolished will be broken down and be used for a hardcore subbase fill. See Section below, dashed lines represent approximate former ground levels and removed items.



Site Section as Proposed

All replacement windows will be double glazed hardwood timber windows and will replace the former single glazed timber sash windows improving the overall thermal efficiency of the building. The existing internal walls, which previously formed external walls, will be dry-lined with insulated plasterboard to improve internal thermal comfort.

All consideration has been made to incorporate permeable materials for the rear access including grassed areas and paving.

Access

The current access arrangements are quite difficult and do not cater for the existing multiple occupancy of the dwelling. There is currently no access provided to the rear of the site, it is assumed that over time the rear of the site has been neglected resulting in the former entrance gate being fenced off. As such cars belonging to neighbouring properties have begun parking adjacent the boundary wall / fence.



View from Cockerham Avenue showing Rear of Site

The proposals include for the removal of the rear boundary wall and mixed fence types to provide on-site parking for 6 No. cars. This will create a right of way for the property with access needed at all times to the rear. It is proposed that the existing lamp post will be removed and subject to Highways Agency and local planning authority requirements, a new lamp post will be proposed to the side of the entrance, or additional lighting provided within the site. The current telephone pole will remain in position and this does not impede the position of the proposed access.

There is no pedestrian pavement adjacent the boundary wall on Cockerham Lane and as such no provision has been made with regards to pedestrian pavement access. Cockerham Lane is designated as a 30mph zone, thus the full width entrance allows drivers full visibility of the two-way Cockerham Lane traffic with minimal restriction from the neighbouring property's outbuilding and / or vehicles parked along Cockerham Lane.

Conclusion

The building is currently vacant and suffering from a lack of maintenance, ongoing vandalism and detracts from the overall character of the conservation area.

The proposals will enhance the use of the building providing further accommodation in a residential zone and in curtilage parking for residents. This will alleviate parking congestion on the surrounding streets.

The overall scale of the extension does not dominate the current scale, layout or appearance of the current building and material choices will be in keeping with the surrounding buildings.

All effort has been made to provide a good quality standard of living for the occupants while adhering to the wider public's needs for maintaining the conservation area.

The development will provide a much need contribution to the social housing stock in the area.

In conclusion it is considered that the proposals are acceptable in design and access terms and will sympathetically improve the overall character of the area.



Vandalism to Stained Glass Window