

Design Statement

**Proposed Extension to
180 Weetshaw Lane,
Cudworth, Barnsley
S72 8BG**

for

Mr & Mrs O'Callaghan

Prepared By:

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Doc:
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Introduction

This design and access statement have been prepared on behalf of Mr & Mrs O'Callaghan, the owners and residents of 180 Weetshaw Lane, Cudworth. In support of a full planning application for extension and alterations to the house, in the form of a 2-storey side extension and replacement of existing pitched garage roof with a modern flat alternative.

Location

The application site is:

180 Weetshaw Lane,
Cudworth, Barnsley.
S72 8BG

The site is located on the southern side of Weetshaw Lane, to the north of Cudworth.



Site Location Plan

Background

180 Weetshaw Lane, Cudworth is a detached bay windowed house built in the 1930's of a traditional red brick construction.

The footprint is generally "L" shaped with multiple ridge and eaves heights. The host building has a pitched roof as does a later garage extension and to the rear is a two-storey extension which has a flat roof.

The property is set within a modest domestic garden, on the outskirts of Cudworth village in Barnsley.

Development History

Development has been as follows:

- a rear two storey extension was added to form a study and bedroom.
- a rear ground floor extension was added with adjoining conservatory to form a sitting room
- a double garage / car port was added to the side of the house.



Front elevation – Double Garage / Car port



Rear elevation – Double garage – with French doors onto garden



Rear Conservatory / Sitting room and two storey flat roof extension

The Proposal

Form

The proposal is to build a two-storey extension to the side of the main house to provide extra living accommodation, bedrooms, garage and replace the existing garage pitched roof with a modern flat roof.

The intentions of the proposed works are to provide Mr and Mrs O'Callaghan with comfortable accommodation for their growing family whilst improving the internal layout and external appearance of the property which has suffered from poorly thought out previous developments.

Whilst the proposal is to build a two storey extension to the side, the existing conservatory will be removed completely and the existing garage / car port roof will be changed from pitched to flat which will help reduce the overall mass of the building and will greatly improve the look of the building for not only the inhabitants but also for surrounding neighbours.

Area

The footprint (gross external area) of the current building's extensions has an area of 168.5m². With the additional proposed alterations, the footprint will increase to 240.85m².

The current ground / garden area is 560.4m², and with the proposed development will be 488.05m².

Materials

All materials have been chosen to improve and make sense of the poorly designed historical developments.

External walls	- Off white render
Windows	- Anthracite uPVC
Roof	- Grey Marley Modern flat concrete tile

Generally

The proposal aims to demonstrate a respect for the existing building by:

- adopting a traditional double frontage, with sympathetic proportions. To address the current imbalance of a very large side garage attached to the existing house.
- adopting a scale and mass, which compliments the host building and improves the overall aesthetic.
- adopting details which improve the existing.

Location

The proposal will occupy space currently used as additional parking on the front of the building, and will provide much-needed additional accommodation.

Landscaping

The existing drive will be retained where possible and will still provide ample off street parking and vehicle circulation.