

Benvenuto , The Avenue, Wortley Village

Design, Access and Heritage Statement

Jan 2025

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Heritage, Design and Access Statement

1.	Response to context
	Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.
	<p>The proposal submitted is designed to replace an existing side and rear single storey extension and to allow for an attic conversion with rear dormers to an existing residential dwellinghouse to offer more and improved living space.</p> <p>Care has been taken over the consideration of proposed materials to match those of not only the existing building, but the original materials of the building and where appropriate, to represent the modern nature of the extension.</p> <p>Thought has been applied to ensure the proposal is similar to other developments in the area, sympathetic to both the existing building and neighbouring properties and is of a scale and appearance that suits its location, setting and use.</p>
2.	Use
	Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.
	The use of the scheme is to simply offer a replacement side and rear extension and allow for an attic conversion with rear dormers to an existing residential dwellinghouse to offer more and improved living space
3.	Amount, Layout, Scale & Appearance
	<p>The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development; this means the proposed floor space for each proposed use.</p> <p>Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floor space for a particular use, the reasons for this should be explained clearly in the design and access statement.</p> <p>The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.</p>

Creative Conservation - Inspiring Design

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	<p>Explain and justify the principles behind the choice of development zones and blocks or building plots proposed and explain how these principles, including the need for appropriate access will inform the detailed layout. The use of illustrative diagrams is encouraged to assist in explaining this.</p> <p>Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2003).</p> <p>Scale is the height, width and length of a building or buildings in relation to its surroundings.</p> <p>Explain and justify the principles behind the parameters for the upper and lower limits of the height, width and length of each building proposed, and explain how these will inform the final scale of the buildings.</p> <p>Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.</p> <p>Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.</p>
	<p>We have proposed to remove the existing garage and garden room to be replaced with a new single storey side and rear extension. The footprint of the new extension is smaller than that of the existing, and therefore allows the property to become detached from the neighbour.</p> <p>We have matched the roof form of the extension to that of the existing house to tie the extension down to the site. The orientation has been put forward to retain the current flow of that area of the house to the rear garden area. We have though relocated spaces to allow a better use of space in line with the owners needs and wants.</p> <p>We have proposed rear dormers to the roof conversion to make better use of the space and allow for a larger and better master suite bedroom facility to the upper floor. The dormers are proposed to be clad in tiles to match the roof material to enable them to visually blend in with the roof form, and therefore not appear dominant on the rear building elevation.</p> <p>All materials have been specified to meet the requirements of their use, meet the requirements of the Building regulations approved documents and match the materials of the existing building where possible in order to allow as minimal visual impact on the</p>

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	building frontage as possible. We feel that the side extension is simply a straight like for like extension of the existing building.
4.	Landscaping & Access to the development/ Accessible, Inclusive Design
	Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.
	No works are proposed to the access of the site or the external garden areas
5.	Heritage Impact
	<p>Careful consideration has been placed on the impact of the works upon the dwelling.</p> <p>The building is a modern construction and does not align particularly greatly with the heritage elements of the local conservation area. With this in mind we have looked to restrict the works proposed to be within the existing building footprint, and to materials that match the existing property to allow the additional elements to blend in, and be less evident in view.</p> <p>The replacement of the existing modern extension is a replacement of a modern intervention on the building. These works have been proposed to be in keeping with the existing arrangement, albeit with sympathetic detailing to the historic fabric, which is more in keeping with the heritage asset. With this in mind, we would propose that these changes help improve the setting and character of the heritage asset.</p> <p>In assessment of the above points, we have looked to make the minimal number of interventions on the existing building as we can. Externally we have kept the impact on the building to be as minimal as possible.</p> <p>We would therefore propose that the described works are not detrimental to the character of the historic asset and are in fact an improvement on the current scenario and will hopefully be supported by the Barnsley Council.</p>

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