



**PROPOSED OFFICE EXTENSION
340 HOUGH LANE, WOMBWELL,
BARNLEY, S73 0LR.**

DESIGN AND ACCESS STATEMENT

**JAN 2015
REF: 201304.DA1**

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DESIGN AND ACCESS STATEMENT

1.0 Context

The property the subject of this planning application is a small single storey office building under a flat roof with brickwork walls partly, rendered to front and right hand side and incorporating dark timber effect windows and entrance door.

It is attached to the adjoining building, 338/338A Hough Lane and is approached from Hough Lane via a pedestrian right of way shared with its immediate neighbour (338A).

The building is adjoined on the north and east by Wombwell Main Sports Ground, a local community sports facility and urban green-space used by the associated cricket and football clubs and for events and to the south and west by a small public open space.



View of the existing building from the South.

Planning policy has been used to inform the design process and, amongst other things, reference has been made to the National Planning Policy Framework and at a local level the Borough Council's Core Strategy has been borne in mind and general development policies relating to land allocation and "Urban Fabric" within the existing principal town area of Wombwell and its place in the borough's settlement hierarchy. Policies within the Core strategy that appeared particularly relevant were CSP 8 in relation to the boroughs development priority areas and Wombwells place in this hierarchy, CSP 19 and the developments small but no less worthwhile contribution to the re-use/expansion of an employment opportunity and CSP 23 and the sustainable transport opportunities for the site due to its close proximity to Wombwell rail station and its associated park and ride facilities and bus links to Barnsley and the Dearne Valley and beyond.

2.0 Design

This application involves the expansion of the existing offices with a first floor extension over and above the existing across the same footprint of about 28M² or 300 square foot. This solution being the only viable option to answering the clients brief for additional office accommodation due to the restricted nature of the site and the potential adverse impacts upon neighbouring buildings.

The extension adopts a contemporary look to contrast yet complement the existing building and takes the form of a timber clad addition under a shallow pitched roof finished with a dark grey roof membrane and incorporating generous overhangs with exposed structure as a feature and to reduce the potentially bulky appearance of such a roof solution.

The extension will be constructed in timber framing for enhanced sustainability and thermal performance and to avoid any excessive loads upon the existing structure.

The layout of the site is generally dictated by its confines and the main impact upon this is the proposed access improvements at the front of the building to remove the restrictions imposed by the stepped approach by creating a combined ramped and ambulant stepped solution for access to the building and the fully accessible toilet facility to be created internally.

As mentioned above the proposals will create a two storey building, however, the nature/style of the design allows the proposal to work within the parameters of the scale of the original building and avoid the extension dominating its attached neighbours.

Landscaping is limited by the nature of the site to small areas of hardsurfacing to the perimeter of the building and this will remain the case.

3.0 Summary

The design process has revealed the main considerations and these have been applied to the proposals wherever possible and have helped to formulate a scheme that we feel answers the applicant brief with a contemporary solution the complements the existing building and as a result it is hoped that the proposals will be viewed favourably during the planning process.

J E Architectural Ltd