

Hirst Architects Ltd – RIBA
Chartered Practice

Design & Access Statement

16 Kirkham Close, Monk Bretton,
Barnsley, S71 2JU

HIRST ARCHITECTS

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Hirst Architects RIBA Chartered Practice

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Introduction

Hirst Architects has been instructed by the applicant to prepare a Design & Access Statement to support the addition of two dormers to the Southwestern elevation of the existing building at 16 Kirkham Close, Monk Bretton, Barnsley.

This Design & Access statement is submitted as part of the planning application.

It provides a detailed explanation of the development, addressing its design, scale, and purpose while highlighting its potential impacts and benefits to the local area.

The aim of the Design & Access statement is to ensure that the development contributes positively to its surroundings and meets the planning authority's objectives for sustainable growth and development.

Application Description

The application is described as:

"Erection of two dormers to the Southwestern elevation of the existing building at 16 Kirkham Close."



Site Context

The property at 16 Kirkham Close is situated in a well-established residential area, predominantly comprising one and a half-storey detached and semi-detached homes, characterized by their pitched roofs and traditional architectural styles. This neighbourhood has seen a variety of similar dormer extensions, which have become a prevalent architectural feature, reflecting the local community's desire to enhance their living spaces while maintaining the area's aesthetic integrity.

The proposed dormers are designed to respect the established character of the street, with a scale and style that ensures they blend seamlessly with the surrounding properties. Their sympathetic design contributes to the continuity of the existing street scene, avoiding any disruptive visual impact. A relevant precedent can be seen in the neighbouring dwellings, where a comparable development involving the addition of two dormers to the front elevation was successfully implemented, setting a contextual example of how such modifications can be integrated harmoniously into the architectural fabric of the area.

Additionally, the property is positioned on a quiet side street, away from the more heavily trafficked Rotherham Road. This location further minimizes the visual impact of the proposed dormers, ensuring that the development will not detract from the overall character of the main road frontage. The discrete siting of the property allows for the enhancement of the internal living conditions without adversely affecting the broader visual context of the neighbourhood, thereby maintaining the residential quality and character that define the local area.



The Proposal

The proposed development at 16 Kirkham Close involves the addition of two dormers to the front (Southwestern) elevation of the property.

These dormers are intended to enhance the aesthetic appearance of the building and provide increased internal headroom in the existing master bedroom on the first floor.

The development does not include the creation of additional rooms or living space but aims to increase the usable floor area within the existing master bedroom.



Use

The proposed dormers at 16 Kirkham Close are designed to enhance the existing master bedroom by providing additional headroom and increasing the amount of natural light entering the space. This improvement will create a more comfortable and pleasant living environment, making the room feel more spacious and airier.

The proposal does not involve the creation of new rooms or additional living areas but rather aims to optimize the functionality and comfort of the existing layout.

The primary use of the property as a single-family dwelling will remain unchanged, with the development focused solely on enhancing the quality of life for the current occupants. This approach aligns with the principles of sustainable development by improving the usability and comfort of existing spaces without expanding the building's footprint or altering its core function.

The dormer windows will feature openable designs, complying with Part B of the Building Regulations by providing a means of escape in the event of an emergency. This ensures that the development not only enhances the aesthetic and functional aspects of the home but also meets the necessary safety standards, contributing to the overall well-being and security of the residents.



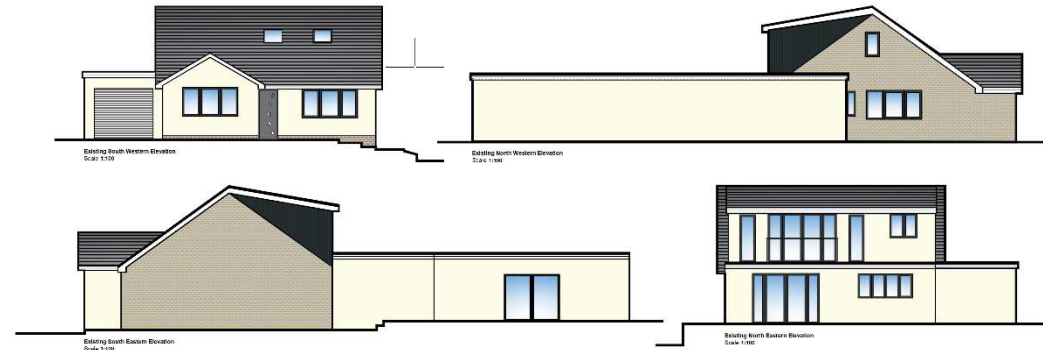
Layout and Design Evolution

During RIBA Stage 1, the initial brief with the applicant focused on incorporating a single, larger dormer centrally positioned within the master bedroom. This initial concept aimed to maximize internal space and light; however, it was found to compromise the external symmetry of the property, resulting in an unbalanced appearance that was not in keeping with the architectural style of the building.

To address these concerns, the design evolved to feature two smaller, separate dormers, positioned symmetrically within the master bedroom. This approach not only enhances the external visual balance but also aligns the façade with the existing architectural rhythm of the property and neighbouring dwellings. The revised design maintains a coherent and uniform appearance, improving the overall aesthetic quality of the front elevation while still achieving the desired increase in internal headroom and natural light.

The decision to opt for two dormers instead of one ensures that the visual impact is proportionate and harmonious, preserving the character of the building. This thoughtful approach respects the design principles outlined in the House Extensions and Other Domestic Alterations SPD, ensuring the development integrates well with the surrounding streetscape.

The overall layout of the site will remain unchanged with this proposal, as the modifications are confined to the roof structure, with no alterations to the existing footprint or external landscaping. This careful consideration of both internal needs and external appearance highlights the balanced approach taken in the design evolution process.



Scale

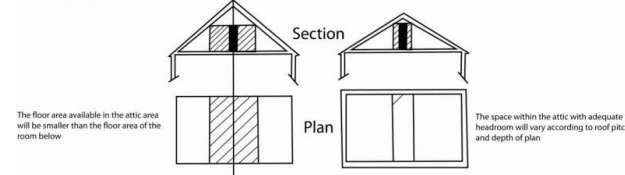
The proposed development consists of 2 dormers to the front elevation. These dormers are a smaller scale in comparison with the roof and existing dwelling. Both dormers follow a uniform design, featuring large opener windows in each. Each dormer is designed to follow the pitch of the roof. The following of this pitch makes the dormers more aesthetically pleasing and proportionate. The proposed development at 16 Kirkham Close adheres to the principles outlined in Barnsley's Local Plan and the updated Supplementary Planning Documents (SPDs). The addition of the two dormers has been carefully designed to complement the existing building scale, ensuring it remains proportionate and sympathetic to the surrounding context. According to the House Extensions and Other Domestic Alterations SPD adopted in March 2024, developments respects the scale, symmetry and massing of the existing property to avoid over-dominance and ensure harmony within the streetscape. The dormers have been positioned and sized to enhance the internal space without overwhelming the existing roofline or altering the visual balance of the elevation. This approach not only meets the spatial requirements of the homeowners but also aligns with Barnsley's commitment to maintaining the character of residential areas while accommodating necessary improvements in living standards. The scale of the dormers is sympathetic to the existing dwelling, fitting harmoniously within the context of the building and as well as the nearby dwellings.

Supplementary Planning Document
House extensions and other
domestic alterations
Adopted March 2024

Dormer Windows

- 7.33** When considering whether to install a dormer window you should assess whether there is adequate space within the attic to accommodate a room(s) with adequate headroom without requiring a dormer extension that will dominate the roof (Figure 8.14). In general, providing that the roof pitch allows adequate height, a space approximately half the area of the floor below can be created.

Figure 8.14



Style

- 7.34** The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building.
- 7.35** Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area (Figure 8.15).

Figure 8.15

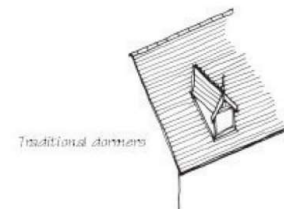
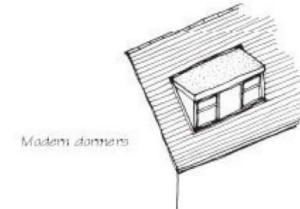


Figure 8.16



- 7.36** Flat roof dormers which tend to be larger and have horizontal emphasis can be seen in more recent housing developments. These have proved to be more expensive to maintain and prone to failure (Figure 8.16). Flat roof dormers are considered aesthetically inferior and are not normally acceptable.

- 7.37** Consequently, pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons.

Appearance & Landscaping

The proposed dormers reflect a distinctly residential architectural style that is consistent with the character of the existing property and the surrounding area. The dormers will be constructed using high-quality, sustainable materials such as grey tiles and render, which will harmonize with the existing roof and façade, ensuring a seamless integration with the host building.

The design has been carefully considered to respect the proportions and aesthetic of the existing dwelling, with pitched roofs that match the angle of the main roof to maintain visual coherence and balance.

This development aligns with the local vernacular, as several nearby properties have undergone similar modifications to their front elevations. The uniformity in design across the street will enhance the overall appearance of the neighbourhood.

The use of sustainable materials will not only provide durability but also contribute to the building's environmental performance by promoting increased natural light within the property, improving internal living conditions.

There are no landscaping changes included in this proposal, as the focus is on enhancing the building's appearance through the sensitive addition of the dormers, without impacting the external landscape.



Access, Movement, Parking & Inclusive Design

The proposed development at 16 Kirkham Close will not result in any changes to the existing access arrangements to the property. The current access points for both pedestrians and vehicles remain unchanged, ensuring that the approach to and entry into the property remains consistent with its current state.

There is no additional parking requirements generated by the introduction of the dormers, as the development does not increase the number of bedrooms or create additional habitable spaces. The existing parking provision, which is sufficient for the needs of the household, remains adequate and unaffected by the proposals.

All considerations regarding access, movement, parking, and inclusive design have been carefully evaluated, and the development will not have any impact on these elements. The proposals maintain the existing ease of movement around the site, both externally and internally. Furthermore, the development ensures that all current standards of accessibility and inclusivity are upheld, without compromising the functional use of the property for residents and visitors alike.

In summary, the proposed dormers will have no adverse effects on the access arrangements, parking provision, or movement within and around the property, maintaining the existing levels of functionality, accessibility, and inclusivity.

