

Design & Access Statement

75 Huddersfield Road, Barnsley, S75 1AA

Rear Extension

For : Mr. And Mrs. Patel

Prepared by :
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This Design and Access Statement accompanies a planning application prepared by Architectural Services on behalf of Mr. And Mrs. Patel for the enlargement of their existing commercial and residential property. The drawings also indicate that there will be a large amount of internal alterations as the client would like to develop this property to the highest of standards.

This application also seeks the insertion of a rear fire escape which is shown on the plans and elevations.

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Introduction

This Design and Access Statement accompanies the planning application to extend 75 Huddersfield Road, Barnsley, S75 1AA at basement, ground, first and second floor level.

The requirement for this Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through PPS1: Creating Sustainable Communities (2005).

The proposal comprises:-

- At basement level, the extension will create one residential unit (C3 – Residential) which includes 2 bedrooms, open plan kitchen/living and a bathroom.
- At ground level the extension will allow for more commercial space to cater for the expansion of the business.
- At first floor level the existing residential unit will be replaced with a commercial unit (A2 – Professional Services), including the extended floor space.

The application drawings also seek permission for a new fire escape construction at the rear of the property. This will consist of an external staircase with a cantilevered balcony.

Applications for domestic extensions do not usually require a Design and Access Statement, but as this application proposes an extension to a commercial property we are required to submit one. Guidance provided by CABE confirms that the level of detail provided within a statement should be in keeping with the complexity of the proposed development.

Design Policies

PPS1 'Delivering Sustainable Development' (2005) places emphasis on encouraging sustainable and inclusive patterns of development through good and inclusive design. Good design gives the opportunity to reduce energy use, tackle CO2 emissions and promote sustainable patterns of development. The accessible location of the proposed local centre and the modern design of the buildings will ensure these issues are addressed.

The application conforms entirely with the essence of PPS4 'Planning for Sustainable Economic Growth' (2009) in that the proposals seek to promote economic development within a centre that will provide sustainable economic development by regenerating a brownfield site in an accessible location that will promote increased choice and competition. Design is a key consideration in the determination of an application for economic development whereby proposals should secure a high quality inclusive design.

Design policies of the adopted Barnsley UDP seek to achieve good design standards for all types of development. This statement addresses layout, scale, landscape treatment, materials, and relationships with other uses as required by the policy.

Site and Surroundings

The application site is located on Huddersfield Road which is also the A635. This property sits conveniently between the M1 motorway and Barnsley town centre.



The application premise is currently a convenience store with a residential unit above. There is a private drive to the side of the property that leads to a very spacious and derelict garden area.



New extension windows will have beautiful views into the park.

Existing garden space being wasted.



This property is ideally located at the end of an existing row of commercial businesses. The current size of the convenience store is not big enough to cope with demand so a larger shop floor is desperately required.

This will not only allow for a more suited size for a busy convenience store but it will also introduce job opportunities within the local community.

There is a bus stop directly outside the property, schools near by, and a Church 5 minutes walk away.

Design of the Proposed Extension

The application proposes a rear extension.

Due to the nature of the sloping site, the front elevation shows 2 stories and the rear elevation shows 3 stories.

Roof

- The new roof ridge height will be lower than the existing ridge height.
- There will be a step down in roof ridges from the existing roof and the proposed roof.
- The proposed roof covering will match the existing, which is a light grey slate.

Walls

- The current external wall is a red brick, with part of the rear elevation having egg shell render.
- Our proposal will be brick to match the existing as close as possible in size, texture and colour.

Doors & Windows

- The existing windows are white uPVC and are currently in need of replacing. Our proposed doors and windows will all be white uPVC to match the existing.

Lighting

- There is currently no form of outdoor lighting towards the side of the property or the back.
- Our proposal will consist of security lights at the side of the property and at the rear where the fire escape will be.

Internal

- Internally, this property will be very upmarket. We will be installing cutting edge design solutions.

The design of the proposed extension successfully integrates contemporary design solutions into the fabric of an existing dated building. This approach responds positively to adapting the house to meet modern needs in an innovative way that successfully shows the combination between traditional and contemporary building styles.

The extension will sit comfortably on the host dwelling and will be successfully absorbed into the area's existing built environment.

The extension will therefore achieve the objective of preserving and enhancing the character of the existing building.

Access Issues

The extension will be constructed in accordance with the requirements of the Building Regulations and as a consequence it will be accessible to all irrespective of any mobility or other such issue.

The extension at the front of the property will have wheel chair access to allow wheelchair users to access the property without any problems.

Conclusion

The proposed extension will provide a high quality extension to an existing dwelling and commercial property.

The proposed extension achieves the objective of preserving or enhancing the character of the area and will be a beautiful piece of architecture once it has been built.

There will also be job opportunities within the local community to allow the business owners to cope with the day to day running of their expanding business.

We therefore trust that planning permission can be granted for the proposed development.

Thank you.

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Dipesh Surti
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