



17 Bank End Road

Site at

17 Bank End Road, Worsbrough Dale, Barnsley, S70 4QH

Proposed Domestic Extension

Design & Access Statement

February 2021

For Mr & Mrs Oliver

CONTENTS

Introduction

- Documents
- Outline Brief
- Consultation Pre-App

Site Analysis & Context

- Site Location
- Site Description
- Photos
- Heritage & Conservation
- Site Analysis

Design Proposals

- Overview
- Design Process
- Proposed Scheme

Conclusion

Introduction



Documentation

The following Design & Access Statement has been prepared by aad architects Ltd on behalf of Mr & Mrs Oliver and is issued in support of a Full Planning Consent application for a single storey rear extension to 17 Bank End Road, approximately 2 miles South of the centre of Barnsley.

The document is produced in line with the headings identified by CABE for the preparation of Design & Access Statements. The statement has also been written in accordance with Government circular 01/2006-section 3 design and access statement which came into use on the 10th August 2006.

The key purpose of this statement is to set out the context analysis architectural design intentions and technical strategies for the proposed new private residential development at Clevedon House to assist the assessment by the Local Authority of the accompanying detailed planning application.

The statement aims to demonstrate that the scheme and its design development has been properly considered and responds according to the brief, the context and is within the Local Authority's planning guidelines. The document will illustrate that the proposed buildings have been considered in terms of amount, layout, scale, landscaping appearance and materials. Explanations of massing, detailing and build, as well as historical context, and design language are included to show the decisions made are based on sound architectural principle to deliver a high quality built environment for the occupants and local area.

This report should be read in conjunction with all drawings and documentation submitted as part of the planning application.



Outline Brief and Requirements

aad architects were appointed by the owners of 17 Bank End Road to develop a new single storey rear extension to their existing dwelling house.

Within the existing planning policies, the site is to be altered to accommodate a new dining room that is attached to and completely integrated into the main dwelling.

The extension will be high a quality, contemporary addition and will address the conservation area status of the building without resorting to pastiche.

The proposals will respect and enhance the existing structures and landscape around it. The site has unique character which will be preserved and enhanced and will be provided with a greatly improved environment.

Sustainable design will be considered as essential to the success of the development.

Consultation and Pre-app

A Certificate of Lawful Development was applied for on 9th December 2020 under ref: 2020-1404.

This was deemed Not Lawful on 3rd February 2021.

The reason given is that as the new extension joins an existing extension to the dwelling, the total enlargement does not comply with the limitations of Paragraph F (i) of Class A of Schedule 2, Part 1 of the GDPO.

Site Context and Analysis

Site Location and Area Context

The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations. The context of the proposed development is appraised below.

The site is located in the north side of Bank End Road and is visible from the public highway. Bank End Road forms the southern boundary to the site. The northern, eastern and western boundaries all adjoin neighbouring residential properties.

The site is the existing curtilage of 17 Bank End Road and is a detached two storey existing residential property built around the 1980's. The house is not listed, is not Listed and is not in the green belt.

The original dwelling has been extended in the past with an adjoining garage that is in use.

The location is considered to be sustainable due to its proximity to local services and access to the local, regional and national transport network

Opportunities

The development has the potential to create additional accommodation of beneficial amenity to the occupiers of the dwelling. The new extension will be of a high quality, both in design and materials used. It will be more energy efficient than the existing dwelling and will create an insulated thermal 'buffer' between parts of the existing dwelling and the external environment.

The design has been developed and the current submission has emerged from the analysis of the strengths, weaknesses, opportunities and constraints of the site and the brief. The following key points are considered the drivers of the resultant scheme.

- The existing dwelling is not providing the accommodation desired by the residents.
- The new proposals are of a high quality and complement the existing dwelling whilst being contemporary in form and materials.
- The extension will allow an improved quality of life for the Oliver family.

Design Proposals



Design Development Considerations

Requirements & Responses

Key principles derived from Site Analysis, Context and client Brief:

- Extension needs to be at the rear to suit existing dwelling layout and minimise impact on the existing street scene.
- The extension should 'nestle' between the existing garage extension and dwelling to minimise impact on neighbouring properties.
- The location keeps the new construction away from existing trees and as it is at the bottom of existing retaining walls it is unlikely to have an impact on any existing tree roots.
- The layout needs to accommodate a generous sized dining table to allow family gatherings and entertainment.
- The existing dwelling and extension have a restrained material palette of red facing brick, slate / slate effect roof tiles and uPVC windows with stone surrounds in many locations. The proposed new palette will also be limited to one or two materials i.e. glass and rainscreen cladding. Whilst utilising more modern materials, this will contrast with, and compliment, the existing dwelling.

Proposals

Please refer to the drawings submitted along with this Statement.

New designs based on a modest, high quality and contemporary addition to the existing dwelling.



Scale, mass proportions and design cues.

Careful studies have been undertaken to assess the impact of scale and proportion of the proposals to ensure that it complements both with location and form of the host dwelling.

The scale of the proposal has been designed to integrate with the existing surrounding architectural context and respond appropriately to the distinct areas reflecting the hierarchies and local context. The new extension is of high quality and the contemporary design complements the existing dwelling.

The new extension is not significantly visible from the public highway or neighbouring properties.

A flat roof has been chosen to reduce the mass of the building and to allow a visual contrast between the old and the new.

Materials

The materials for the existing house are simple consisting of red facing brickwork, dressed stone window surrounds and glass in uPVC frames. The pitched roof is slate /slate effect tiles. The main visual façade palette is therefore quite restricted.

The proposed extension has been designed to visually consist of just three materials: glass in uPVC or aluminium frames and vertical rainscreen cladding. The roof covering be a grey coloured waterproofing membrane. Windows frames will be double glazed units body tinted finish.

Therefore, the new extension will contrast visually with the existing building in its contemporary form and material choices. This contrast will compliment the existing building, avoids pastiche whilst demonstrating its more recent construction.

Conclusion

Conclusion

This design and access statement has been written in support of a planning application for a proposed new extension to 17 Bank End Road, Worsbrough Dale, Barnsley. The statement clearly demonstrates the four steps required by Section 42 of the Act in that: The context of the site has been considered and documented.

Professional involvement has been used to inform the development proposals and is documented in this statement.

The design of the proposals has been justified in terms of the use, amount, layout, scale, appearance and access arrangements.

The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits in terms of:

- Provision of an attractive and high quality development.
- Visual amenity.
- Preserves and enhances the character of the area.
- Local business development and future employment (construction included).

The proposals present a high quality contemporary yet sensitive and considered appropriate response.

In conclusion, it is considered that the proposal meets the requirements of National, regional and local planning policy and that the Council should be supportive the scheme and grant planning consent.