



# **GILBERT GROVE, BARNSELEY, S70 3HE**

D E S I G N   &   A C C E S S   S T A T E M E N T





# Introduction

This Design and Access Statement has been prepared in support of a planning application for the installation of External Wall Insulation (EWI) at the above referenced properties on Gilbert Grove.

The primary objective of the proposed works is to significantly enhance the building's thermal efficiency, reduce heat loss, and upgrade the external appearance of the dwelling while remaining sensitive to the surrounding environment.

# Site Context



The application site is a residential dwelling located on Gilbert Grove, S70 3HE. The property sits within an established residential area characterized by dwellings of similar age, scale, and architectural style.

The existing external walls currently offer poor thermal performance, contributing to high energy consumption and heat loss. The broader street scene features a mix of traditional materials, meaning a carefully selected render finish will easily integrate into the local context without disrupting the visual amenity of the neighborhood.

# Proposed Works

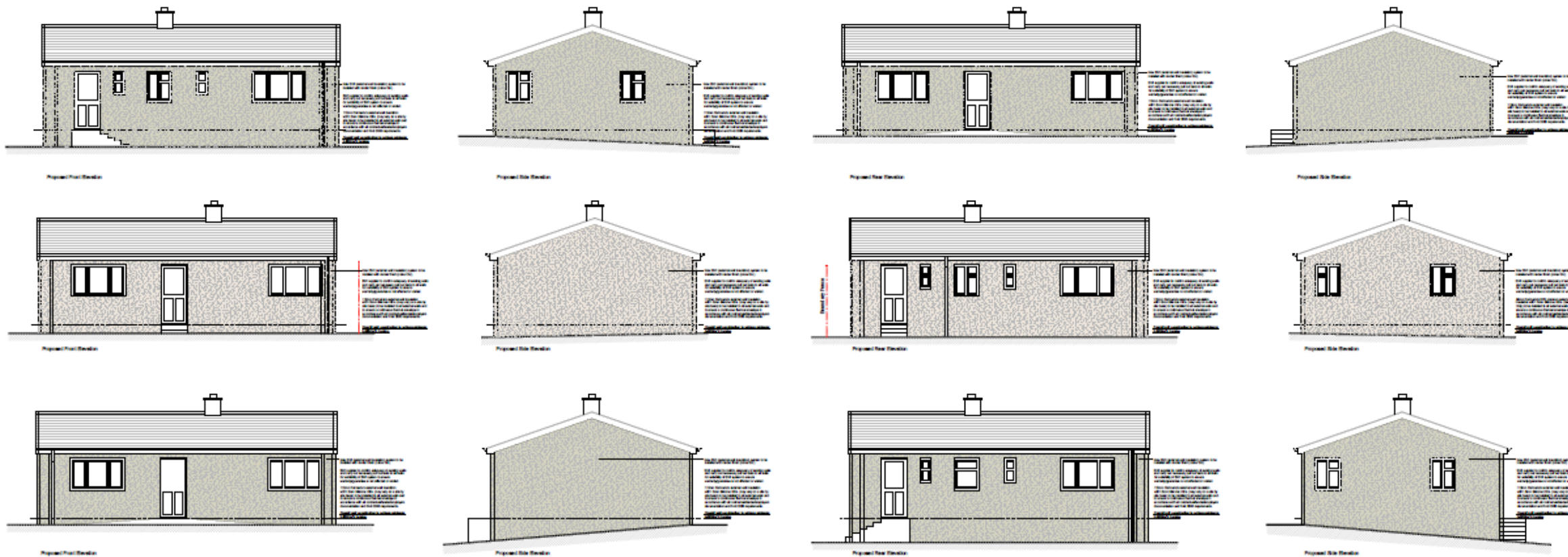
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## Proposal

The proposed development involves the retrofitting of an External Wall Insulation (EWI) system to all suitable external elevations of the property. The installation process and design profile will consist of the following layers:

- **Insulation Boards:** High-performance insulation boards mechanically fixed and adhered directly to the existing external brickwork/masonry.
- **Basecoat and Mesh:** Application of a highly durable, polymer-modified basecoat embedded with a reinforcing fiberglass mesh to provide impact resistance and structural integrity.
- **Topcoat Finish:** A final layer of breathable, weather-resistant coloured render. The colour and texture will be specifically chosen to complement the existing street scene and respect the local architectural character.

Furthermore, existing roofline features (eaves, soffits, and fascias), rainwater goods, and window sills will be adapted, extended, or replaced as necessary to accommodate the additional thickness of the insulated walls, ensuring a seamless and watertight finish.





## Justification

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The proposed EWI installation is driven by vital environmental and economic factors, aligning with local and national sustainability goals:

- **Thermal Efficiency & Energy Reduction:** The primary justification is to dramatically reduce the property's U-value. By minimizing heat loss, the property will require less energy for heating, thereby lowering greenhouse gas emissions and the household's carbon footprint.
- **Living Standards:** The upgrade will eliminate cold bridging, reduce the risk of internal condensation and dampness, and provide a warmer, healthier living environment for the occupants.
- **Visual Improvement:** The existing facade will be refreshed. The new render system will not only protect the underlying structure from weathering but will also revitalize the property's appearance, positively contributing to the general upkeep of Gilbert Grove.
- **Access:** The proposed works relate solely to the external fabric of the building. They will not alter the existing vehicular or pedestrian access to the property, nor will they negatively impact the accessibility of the dwelling for occupants or visitors.



# Policy Compliance

The proposal aligns with relevant planning policy at national and local levels:

## National Planning Policy Framework (NPPF)

- Supports renewable energy generation and low-carbon technologies.
- Encourages development that contributes to environmental sustainability.
- Promotes small-scale renewable energy installations where impacts are acceptable.

## Doncaster Local Plan

- Encourages energy-efficient improvements to existing housing stock.
- Supports renewable energy proposals that do not harm residential amenity or local character.
- Recognises the importance of reducing carbon emissions in line with climate commitments.

The proposal is fully compliant with these policies, delivering environmental benefits without adverse impacts.



# Conclusion

The installation of External Wall Insulation at this property represents a necessary and highly beneficial modernization. The proposal delivers substantial environmental and energy-saving benefits without causing detriment to the scale, form, or character of the host dwelling or the surrounding area of Gilbert Grove.

The high-quality render finish will be a visually sympathetic addition to the streetscape. Therefore, we respectfully request that the local planning authority supports this sustainable improvement and grants planning permission.



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