

Design and Access Statement in relation to Proposed Conversion and Extension of Former Telephone Exchange to form a Dwelling on land off Halifax Road, Thurgoland, Barnsley

DESIGN

Use

At present the application site constitutes a rectangular shaped piece of land extending to 0.05ha that originally accommodated a rectangular shaped essentially single storey building which was formerly utilised as a telephone exchange. The site is adjacent to a bungalow property associated with a farm complex and on the opposite side of Halifax Road there is a row of primarily detached dwellings set within quite extensive garden curtilages.

In association with its previous use, the site has an established vehicular access from Halifax Road and part of it forms a hard standing which was formerly used to accommodate vehicles visiting the telephone exchange facility.

Planning permission was granted on 5 March 2007, under application reference 2007/0182 for the conversion of the building, with only minor external alteration to form a very small single bedroom dwelling unit.

A further planning approval was gained in April 2009 reference 2009/0108 for further alterations and expansion.

The building is currently under construction and the applicant wishes to secure permission for variations to this latest permission.

The variations will consist of:

1. Patio door in lieu of window to bed 3.
2. Utility rear door moved to kitchen.
3. First floor windows in both gable ends.
4. Rooflights on south-east roof with obscure glazing. Rooflights are to give light to stairwell, bathroom and hallway. They are at or near where there is no view out.

Amount

The amount of development which is proposed is one modest dwelling only which will accommodate 4 bedrooms. The present shell of the building has been extended to achieve this accommodation. The dwelling will remain, however, a long and narrow property reflecting the character of the original building on the site.

Scale

One dwelling with parking and manoeuvring facilities on site is proposed and by virtue of the configuration of the existing building and the generous internal height to ridge level, it is proposed to lower the ground levels around the building by approximately 500mm. This in conjunction with the generous internal height of the building will provide loft area of accommodation utilising the roof void. It is clear that the present site is capable of accommodating both the dwelling itself together with the normal and usual facilities ie off street parking space as well as a private garden area, normally associated with a modest residential property of this nature.

Appearance

The design and appearance of the resultant dwelling in general terms is already pre-determined by the form of the existing building previously utilised as a telephone exchange and the subsequent planning approvals. In this context no alteration to its height is proposed although it is proposed that the roof profile will be altered to allow extension of the roof slope to the new outer edge of the extension to the north-west facing elevation.

In undertaking the extension of the building, the existing wall materials of brickwork have been removed and replaced with stone to create a building more appropriate to its setting. Stone will be applied to the south east facing elevation and selected areas on the north west elevation. Stone quoins have been added to all corners.

In general terms, although the opportunity is being taken to extend the building in order to provide family accommodation, the resultant property will continue to reflect the long low, linear format of the original building but render it more attractive in the local landscape and appropriate to use as a small family home.

Layout

In its existing position, the building already enjoys a harmonious relationship with those close to it insofar as it only directly adjoins one property, the bungalow at 'St Marks' and is set across Halifax Road from the others at 'Pen-y-Bryn' etc. Consequently because of the separating distance, together with them being off set, there is no danger of the use of the property creating a detrimental effect on the present residential amenity enjoyed by the occupants of the dwellings on the other side of the road.

In relation to the directly adjoining property there is already a mature hedgerow along the boundary which provides clear and distinct separation between this building and that bungalow. Consequently and similarly the use of the building as a dwelling, even though its existing position is close to the common boundary (and obviously this is fixed and cannot be changed) will not cause any detriment to the residential amenity of the occupants of 'St Marks'. Moreover in this respect the elevation which will face that property will be modified to include small window openings at ground floor (one of which exists at present) along with a door to a utility room and first floor obscure rooflights.

The position of the existing building on the site also determines that primarily the frontage area between it and Halifax Road can be utilised for the practical purposes of parking and manoeuvring etc whereas the remainder of the curtilage can be utilised to provide private amenity space around and associated with the proposed dwelling.

Landscaping

Because of the historic use of the property the site itself is featureless in terms of landscaping save for the existing mature hedgerow boundary between it and the adjoining bungalow on Halifax Road.

Similarly as it is limited in extent it is intended that a scheme of normal domestic type planting will be introduced, but this is unlikely to contain large trees etc as it would be impractical to do so.

ACCESS

The vehicular and pedestrian access arrangement to the proposed property is already fixed as this utilizes the present arrangement. Similarly, the existing hard standing area in part alongside and at the front of the building would be re-utilised for vehicular parking and manoeuvring, the parking standard being in accordance with the usual requirement of 2 permanent spaces and one visitor space for this scale of property.

Access gradients along the driveway and footpaths to the building will therefore also be as existing but these are suitable for use by disabled persons and those with limited mobility. Also, although these are incorporated the subsequent necessary Building Regulations application will require all of the appropriate disabled access standards in terms of the actual conversion of the property to be incorporated within it.

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