



## Design and Access Statement

Extensions to 2 Branksome Avenue

Barnsley S70 6HX

Client: Chris and Sue Barton

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Front cover - View from street - extension to 2 Branksome Avenue

## 1.0 Planning Policy

### 3.1 Local Plan

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy GD1: General Development.
- Policy D1: High Quality Design and Placemaking.
- Policy T4: New Development and Transport Safety

### 3.2 Supplementary Design Guidance

This application takes guidance from the Supplementary Planning Document **'House Extensions and other Domestic Alterations' Adopted March 2024.**

Policies:

- 5.1 Design Principles. Respectful side extensions.
- 5.4 The extension should not normally be as large as the existing house.

Also

**'Sustainable Construction and Climate Change Adaption' Adopted July 2023**

Policies:

- 8.0 Sustainable Materials - low embodied energy, sustainable resources, minimising construction waste.
- 9.6 Living Roofs
- 9.24 Fabric First Approach is described.
- 9.26 Focusing on a fabric first approach is considered to be more sustainable than relying on renewable energy generation
- 9.28 relates to Passivhaus standards and the Form Factor.
- 9.30 We would encourage Passivhaus design in all homes where possible.

### 3.3 Relevant Policies National Planning Policy Framework (NPPF) and the National Planning Practice Guidance Dec 24

- Section 2: Achieving sustainable development.
- Section 4: Decision-making.
- Section 12: Achieving well-designed places.

#### Paragraph 11

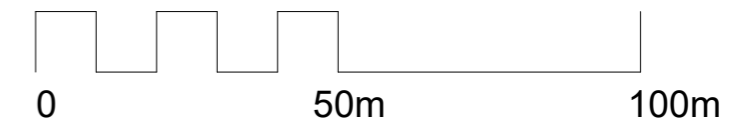
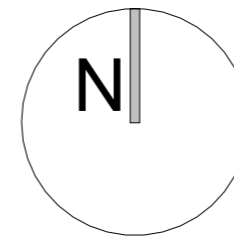
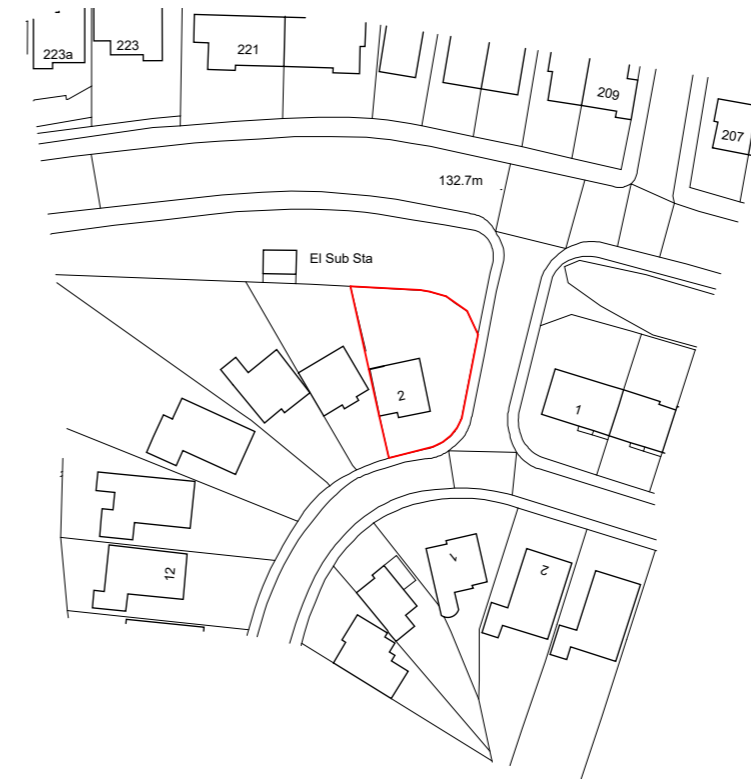
"Plans and decisions should apply a presumption in favour of sustainable development."

#### Paragraph 139 states

"significant weight should be given to....outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

#### And Paragraph 167 states

"Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights."



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## 2.0 Project Details

This statement is read in conjunction with plans submitted for a Householder Pre Planning Application for the extensions to Branksome Avenue.

### 2.1 Location:

2 Branksome Avenue  
Dodworth  
Barnsley  
S70 6HX

### 2.2 Project Description

The brief is to extend the property to create a larger kitchen, dining room and master bedroom, which involves extending to the side and front (over the porch). The house has been empty for nearly two years and requires significant work to make it habitable. This provides an opportunity to thermally upgrade the house overall, with insulation over the roof, raising the ridge by approximately 300mm and insulating the walls, with the same thickness of insulation.

#### Extensions

Ground floor Kitchen extension, utility and WC

First Floor Master bedroom

First floor over porch

#### Total

#### Areas

6.3m<sup>2</sup>

6.3m<sup>2</sup>

1.4m<sup>2</sup>

**14.0m<sup>2</sup>**

## 3.0 Site Context

### 3.1 Area Context

Number 2 Branksome Avenue is situated on a 1960s development in the Dodworth area of Barnsley. The area is primarily residential, characterised by predominantly two-storey dwellings of a similar scale and appearance, constructed of brick and stone cladding with low pitched grey coloured concrete roof tiles and flat roofs over porches and garages. Within the vicinity there are a number of bungalows and they feature expressed stone chimneys and timber cladding to the gables that was typical of this era of housing. Garages are generally to the side of the properties with flat roofs (see photos opposite).

### 3.2 Site Context

The dwelling is in a prominent position on the development, acting as a gateway to the area on one side of the access road, raised in level from the main Dodworth Road, but is screened from this road by a planted area with mature trees.

The property has a large open area to the side, with a hard concrete finished surface. There is a side entrance and windows to this elevation as well as an entrance to the street through a glazed porch.

The property was extended previously over the original garage and the planning history revealed a previous planning approval for a large side extension in this area.

The appearance of this house at the corner is rather disappointing with an uninspiring plain facade.



View from road to 2 Branksome Avenue



Street view looking from west of property (no 2 Branksome to LHS)



Street view looking along Branksome Avenue to east side of access road



Street view looking from access road



Street view along Branksome Avenue showing neighbouring bungalows





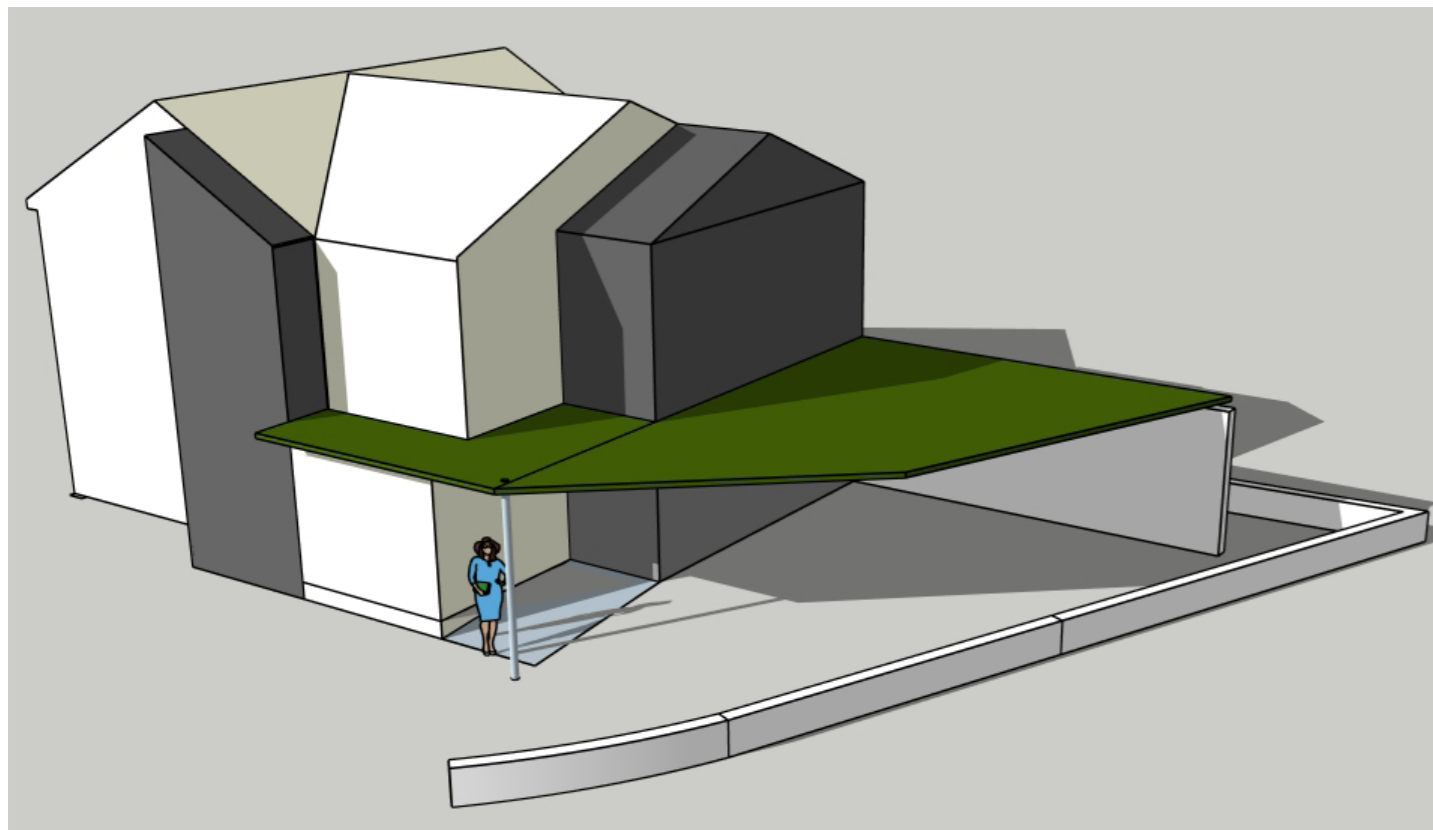
Front Elevation



Rear Elevation



Side elevation - This extended property has an uninviting side elevation at present



Concept Sketch - extensions depicted in timber cladding with green car port roof to provide greenery to plot

Extension to 2 Branksome Avenue



Final render of proposed extensions. Red brick to match neighbours' extensions.

## 4.0 Design

### 4.1 Design Development

The design was developed in accordance with Barnsley Council Supplementary Planning Document House Extensions Adopted March 2024

The original house is a detached, extended, 1960s style property. There are 4 bedrooms (originally 3 beds) with large windows that were typical of this time.

The client's brief

- Extremely eco friendly (Enerphit standard target)
- No fossil fuels
- Light and airy
- 3 double bedrooms
- Home for life Ability for two people to easily continue to live in it if we were unable to walk upstairs
- Fully wheelchair accessible
- Mostly open plan including kitchen, dining and lounge Suitable for entertaining
- Cupboards and storage for coats and boots
- Bathrooms/toilets A downstairs toilet
- An en-suite bathroom to the master bedroom -fully accessible
- Outside patio area -An outside cooking area
- Garden A low maintenance garden which is enclosed and safe to let a dog out
- Off street parking for 4 cars Covered spaces for 2 cars (garage/car port)
- Covered walkway from car to house
- Covered entrance

The first item on the brief is the thermal upgrading of the property to meet EnerPHit standard or as close as possible for the budget. Therefore, the extensions are modest and the alterations to the property prioritise a Fabric First approach in line with Supplementary Guidelines '**Sustainable Construction and Climate Change Adaption**' Adopted July 2023 Policy 9.24

The most effective way to insulate the property is to externally 'wrap' the structure in insulation. This is the approach to all walls and roof, except for the wall abutting the party boundary where the insulation will be carried out internally for the walls. EnerPHit (Passivhaus standard for existing properties) will be followed including; triple glazing, excellent airtightness, MVHR for ventilation and renewable heating strategy in the form of an ASHP. We have used the PHPP (Passivhaus Planning Package) to calculate the current heating demand for the property (177kWh/m<sup>2</sup>/a). EnerPHit standard will reduce this to 25kWh/m<sup>2</sup>/a. By focusing on fabric, the residual energy required for heating is low. Hot water will be supplied via the ASHP. PV panels will be incorporated on the southern roofs to reduce electricity demand on the grid.

Cladding the property (in conjunction with EWI) provides an opportunity to update the appearance of the property and resolve the massing at the entrance to the residential development.

We are proposing to use brick slips on insulation to match the existing brick types adjacent to the dwelling but also to utilise timber cladding that is a sustainable material, in line with Policy 8.0 and was a typical feature on many 1960s dwellings, and the adjacent bungalows.

The small extension to the side is set back from the front elevation, creating a hierarchy of form with a lower eaves height to the front.

### 5.5 House extensions

*Wherever possible, extensions should be set back from the front wall of the main house*

The relocation of the front door to this elevation, provides an opportunity to have a level access, covered by the roof to the carport and over the existing flat roof to create a more active frontage than the current gable end.

The proposal for side roof is to be a sedum roof, in line with policy 9.6. This provides water attenuation and increases biodiversity (replacing the lost green spaces that the previous owners removed when they installed the hard landscaping). Soft landscaping will be reintroduced along this existing boundary wall to both visually soften this edge and increase biodiversity.

### 4.2 Scale and Massing

The Form Factor (the ratio of the thermal surface area to the conditioned floor area) is a consideration as mentioned in Policy 9.28. This house has a form factor of 2.94 and in order to maximise this, the extension to the front is above the single storey entrance, which improves the Form Factor, and in turn improves the efficiency of the dwelling.

### 4.3 Aspect Distances

The new windows generally match the positions of existing bedroom and habitable ground floor rooms. There is a new bedroom window in the side elevation at first floor of the extension but this is a high level window and does not provide views out. Therefore, the overlooking distances are still preserved.

### 4.4 Materials

The roof will be replaced with matching tiles (concrete profiled grey colour) and the brick slips on the EWI (external wall insulation) will be red brick to match surrounding properties.

Areas of timber cladding in a contrasting black stain will be introduced to differentiate the new areas and provide a modern interpretation of this typical 1960s detailing. This detail is sympathetic to the areas of timber on the bungalows (black stained boards).

### 4.5 Access

The brief calls for a 'Lifetime Home' approach. The open plan living areas on the ground floor and new accessible ground floor WC are in line with this principle. Providing a covered parking space and shelter to the new front door is another principle fulfilled.

It was decided that space for a future lift is to be incorporated to avoid single storey extensions at ground floor to provide bedrooms, this helps the Form Factor and creates an accessible first floor, which makes the dwelling suitable for someone with mobility issues.

Access to external areas is now possible with the rear decking level with the rear door from the kitchen.

## 5.0 Pre Application Feedback

Reference document 2025ENQ00846 Formal Response from the LPA to our Pre App submission. Generally the principle of the proposal was regarded as mostly acceptable, some alterations to materials and the car port were requested in order to provide a proposal more in keeping with the street scene on a prominent corner plot.

### 5.1 Side Extension

The proposed two storey side extension of a modest sideways projection was considered acceptable as the width is substantially less than the maximum two-thirds set out within the House Extensions SPD.

The significant set-back from the existing front elevation and a set down of the ridge allowing the proposal to remain subordinate to the existing dwelling.

Elevated glazing to the first floor side elevation servicing a master bedroom looks over the highway to the east. This window was not considered to impact neighbouring residential amenity given the nearest dwelling is distanced by the highway, provides no sensitive amenity space or glazing and would be substantially distanced by approximately 18 metres.

### 5.2 Front Extension

The proposed first floor front extension, erected above the existing ground floor porch results in the removal of the existing front door and the internal installation for a lift in the future and an elongated window to the front elevation.

Feedback states that, given the proposal would not project further than the existing front porch and would utilise the existing gable roof form, the proposed porch would be likely to be considered acceptable should an application come forward. Although the glazing differs from what is existing in the street scene, the window does provide a modern design which is also characteristic of development from the original dwellings design period.

### 5.3 Carport and Shed

It was felt that flat roofed extensions, garages, outbuildings and carports are not normally considered acceptable, however, given other flat roofed garages and porches are commonplace in this street scene, the use of a flat roofed sedum car port would on this occasion be considered acceptable.

As recommended the car port has been halved in width to reduce its dominance on the corner plot. The timber shed has similarly been reduced in size and located behind the reduced width car port, maintaining a security line to the garden whilst being 4.8 m from the side boundary

### 5.4 Parking

The proposal would allow for 3 bedrooms and would allow for 2 or more parking spaces, which was deemed to be acceptable

## 5.5 Materials

Feedback regarding the introduction of external wall insulation and cladding (EWI) was that the proposed external material change results in a forward projection of approximately 0.3 metres. This is considered a minimal forward projection which will not adversely affect neighbouring loss of outlook or cause any substantial impact on the character of the dwelling.

Timber Cladding - feedback noted that the proposed timber cladding itself differed substantially from the existing dwelling. Although some cladding finishes are present within the street scene; however, they are minimal features which do not substantially make up the appearance of the dwelling.

It was felt that the amount of timber cladding on the proposal would benefit from a reduction in order to maintain the current materials palette used in the street scene.

We have acknowledged this feedback in our revised elevational treatment and have significantly reduced the wood cladding. We have utilised the timber cladding to pick out features on the front extension gable and the side gable above ground level, in the same manner that the surrounding properties pick out the gables at high level.

## 5.6 Solar Panels

These were deemed to be acceptable as the proposed solar panels are a minimal addition which would improve the environmental sustainability of the property and have a minimal impact on the character of the dwelling.

## 5.7 Planting

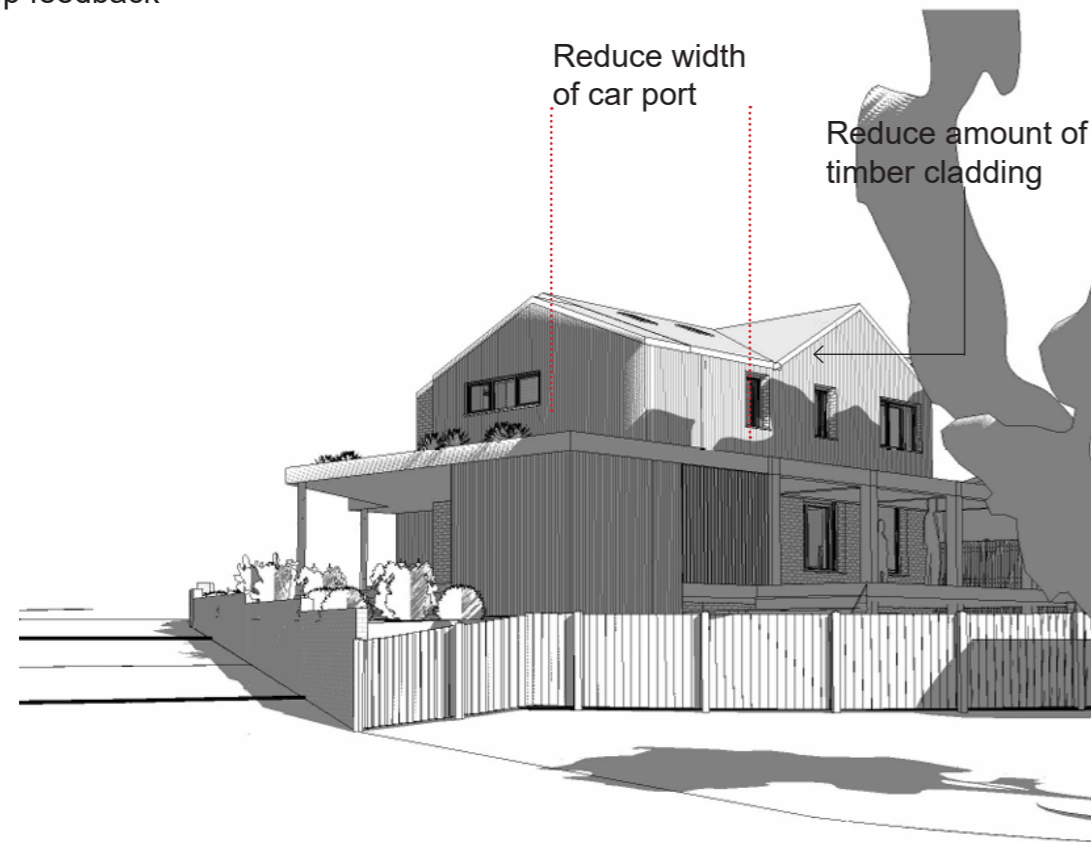
The proposed planting is considered acceptable and softens the impact of the proposed side extensions, in conjunction with a reduced sideways projection of the carport.

## 5.8 Trees

The proposal is in close proximity to the council owned trees to the rear of the site. A Tree Survey and Impact Assessment is required to assess the impact the proposed side extension and carport will have on the existing trees.

A tree survey has been commissioned and its findings will be submitted as soon as possible.

Pre App feedback



Proposed rear view with reduced timber cladding and car port width



## 6.0 Conclusion

The extensions are in line with the recommendations in Supplementary Planning Document House Extensions Adopted **March 2024**

The materials are high quality and carefully detailed to provide a modern well proportioned extension.

The small side extension turns the corner in a more sympathetic manner and the green roof adds a living feature back into the existing sterile external space.

The corner boundary wall will be softened with planting and a green strip in front of the dwelling is a green buffer between the dwelling and the parking areas.

The thermal upgrade is in line with the Council's Fabric First approach and the residual heating load will be met by an Air-Source-Heat-Pump that is located on the rear elevation out of site and below the bathrooms at first floor. PV panels are also incorporated to the south facing roof planes.

The client is committed to reducing the dwelling's energy demand by targeting the EnerPHit standard of construction, EnerPHit is the Passivhaus standard for retrofit of existing dwellings. The standard requires high levels of insulation, a mechanical whole house ventilation system with heat recovery, as well as triple glazing and airtightness in excess of building regulations standards. By targeting the EnerPHit standard, the highly energy efficient dwelling allows the heat pump to achieve its highest coefficient of performance. The standard also provides excellent comfort for the owners in terms of air quality, acoustics and removal of draughts. Modelling the building in the PHPP (Passivhaus Planning Package) ensures the dwelling performs as predicted and we can assess any overheating issues and mitigate this at the design stage.

We believe that the proposals meet the design standards set out in local planning policies utilising a highly sustainable building fabric, whilst also meeting targets to decarbonise homes through the use of renewable technologies.

