

DESIGN AND ACCESS/HERITAGE STATEMENT

Date: 21st December 2023

Report Ref. DAH/2KWR

Site Address: 2 Kingwell Road
Worsbrough
Barnsley
S70 4AG

Client: Mr J Peace

1. Introduction

1.1 Existing Description

A 1950's Detached mono pitched bungalow constructed using traditionally laid brickwork, random coursed stone and timber cladding to the external façade with Aluminium windows and uPVC doors. The mono pitch roof is finished in dark grey pressed metal sheets. The detached double garage is constructed using random coursed stone and brickwork masonry walls with a felted flat roof. There is an off street hard-standing driveway which only allows for drive on, reverse off vehicle access/egress.

1.2 Proposal Description

Full modernization of the existing detached mono pitched bungalow, installation of seamed metal cladding to walls & roof. Addition of rear and side single story extension to connect the conversion of the existing double garage to create new habitable space. Construction of a partially covered courtyard to the rear with external swimming pool and seating area. Additional off street hard-standing parking area with car port and new gated driveway entrance to frontage.

1.3 Area

The property is situated at the junction of Park Road and Kingwell Road, which is an extremely busy section in a densely populated area situated in Worsbrough.

1.4 Use

The current dwelling house is in a state of disrepair and in need of full modernization of which the proposals will greatly increase the quality of living for the family which reside there along with a drastic improvement of the Energy consumption rating of the building.

2. Design Principles and Concepts

2.1 Appearance

The proposals in this application are contemporary industrial in design, the external seamed steel cladding to the roof & façade takes precedence from the heritage of coal mining which was prevalent in the area. The Architects name for the property is 'The Barrow Shed' which pays homage to Barrow Colliery which once operated in Worsbrough. The design and finish of the completed build will be of high quality, with a focus on the material finish being a top priority for the client.

2.2 Layout

The footprint of the existing building will be retained and the additional habitable floorspace will total less than 40% of the total plot title.

2.3 Scale

The proposals are of suitable design and size so as not to harm the aesthetics of the dwelling and its surroundings. The additional extensions to the existing are single story in height of no greater mass or projection to the rear and side than the existing double garage to the rear of the property.

3. Access

3.1 Access to the Transport Network

As this is an existing residential property the transport network will be retained through the existing gated opening to the front of the dwelling.

3.2 **Vehicle Provisions**

The proposal improves the off-street parking provisions by 2no. spaces, situated within the plot curtilage, including an area to enable a vehicle to turn and exit forwards onto the highway improving visibility and safety.

4. **Consultations**

- 4.1 The property owners are happy to speak to all neighbors and any other parties, who wish to discuss the proposed plans.

HERITAGE SIGNIFICANCE

The National Planning Policy Framework ('NPPF') defines heritage 'significance' as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPF does not provide a definition for archaeological, architectural, artistic, or historic interest in terms of heritage significance. However, Paragraph 16 of the *Principles for Selection of Listed Buildings* (DDCM 2018) Provides the following definitions ;

Architectural Interest - "to be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant plan forms. For more recent buildings in particular, the functioning of the building... will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them".

Historic Interest – "to be able to justify special historic interest a building must illustrate important aspects of the nation's history and/or have a closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history".

Historic England's *Conservation Principles, Policies and Guidance* (2008) also offers useful definitions which underpin a value orientated approach to assessing heritage significance. In this document, heritage values fall into four categories:

Evidential Value – The potential of a place to yield evidence about past human activity.

Historical Value – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic Value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal Value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

LOCAL HISTORICAL BUILDINGS TO CONSIDER

Listed Milepost

The Grade 2 listed milepost is currently situated outside of the title on the external side of the boundary stone wall at the South side junction of Park Road and Kingwell Road. It is sited at ground level on the pavement, directly next to a BT telecoms exchange unit and a set of traffic lights. As such it is deemed that the proposals will have no further impact on the listed structure given its current proximity to the modern service installations.



Image of milepost in existing location

IMPACT OF PROPOSED DEVELOPMENT

In this case, the general form of the property has not changed, the main massing and scale of the premises itself will also remain moderately indifferent when viewed from the highway. The contemporary design and use of high-quality materials will only improve the building and how it is proposed in the context of Kingwell Road & Park Road.

The plot commands a corner position on a main road so can be viewed from two main elevations, though boundary vegetation has been used to screen the existing build with a timber screen fence for privacy, security protection and road noise reduction - these boundary measures have been maintained and further planting and screening is included in the proposals to further improve the finished setting.

It is deemed that the proposed alterations will have no detrimental impact on the existing premises and its surrounding context and only seek to enhance the dwelling and the architectural merit of the area.