



ANDY CUDWORTH ARCHITECTURE

Design and Access Statement

**Proposed extension at
243 Barnsley Road
Wombwell
Barnsley**

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DESIGN

OUTLINE OF THE SITE

The dwelling to which this application relates is currently a two storey dormer bungalow. Although the bungalow has a generous plan area at the ground floor the scope of the dwelling is under utilised considering the extensive size of the plot and therefore provides considerable scope for generous extension.

Pedestrian and vehicular access is via private driveway to both front, facing Barnsley Road and side, facing Roy Kilner Way. The side vehicular access is to a single garage which is to be retained.

The site lies within a long established residential area, which is predominantly two storey dwellings, interspersed with bungalows, dormer bungalows and nearby mixes of town houses and apartments. This gives a vibrant mix of residential choices and adds to the popular residential area.

The property is currently built from tiled grey roof (but stained slightly green from lichen/natural staining) over red brick.

SITE/BUILDING DEVELOPMENT POTENTIAL

The dwelling stands in extensive grounds and has plenty of scope for generous development without prejudicing any neighbours amenities or local planning or national planning guidance.

My client wishes to produce a dwelling that is sustainable within the locality and as far as possible to make use of the open aspect and use of solar heating from the rear south facing side. Therefore I have initially looked at continuing the rear one and a half storey elevation out to the rear and making use of appropriate levels of glazing and open planning for solar heating gains.

Initially, the idea was to retain the hip roof and add a front dormer, however on planning pre-application consultation it was felt that a front dormer was inappropriate. Without such a dormer, it would not allow the flexibility to make appropriate use of the front roof space if retaining the hips. Therefore the dormer design has been removed and the whole front roof is proposed to be replaced with a similar longitudinal roof, but without the hips. This allows flexibility to accommodate a bedroom and a bathroom in this space. This also gives the appearance that this property is only a single storey dwelling from the three sides, other than the rear elevation.

USE

No other use for the property other than domestic has been considered as any change of use would be considered detrimental.

AMOUNT

The amount of extension as submitted is sympathetic in size and scale to the existing dwelling and also to adjacent dwellings that have been extended or converted over time.

This design is based on a very similar design recently approved by the local planning authority within a few hundred yards of this site with the same overall characteristics. Please see application 2008/0302, Extension at 53 Aldham House Lane.

LAYOUT

The layout is designed to be in keeping with the existing dwellings and the proportions of other adjacent properties that have been developed/extended. The layout has been designed so that it is sympathetic to the design requirements of SPG and so that there is no loss in design or character. Indeed it is felt that the extension will enhance the whole elevation of the dwelling, by the cohesive design that makes this property a modern sustainable low energy consumption dwelling.

SCALE

The design of the extension is of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.

The material, shape and scale of windows and doors are of a scale that are in keeping with this and adjacent properties. The existing elevations have large expanses of glazing, which are a pleasing architectural feature of this dwelling and making use of passive solar heating should be encouraged as set out in government circulars for sustainable and green low energy design.

LANDSCAPING

No landscaping is required to be considered as none of the existing landscape is to be affected. The existing garden areas are to be reinstated after construction works. No boundaries are affected.

APPEARANCE/DESIGN

The front roof is to be raised slightly, by approximately 1 metre, however this is lower than the adjacent adjoining properties and the more recently extended property at 239 Barnsley Road. The design is modest and traditional in design, yet employs modern techniques of producing passive solar heating. Who says such dwellings have to look like large rendered boxes with factory façade glazing panels...!

ACCESS

There are no special requirements with regards to road layouts as existing vehicular and pedestrian movement is unaffected. There is adequate parking within the enclosed grounds and these are unaffected.

Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

The proposal does not affect or is affected by any public transport links.

Date.....20/12/2008...

Signed...A Cudworth...

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