DESIGN / ACCESS &
HERITAGE STATEMENT

4 Park Drive, Stainborough. S75 3EW

REF :102-02-DAS01

FEB 2021

NYP
ARCHITECTURAL SERVICES

C O N T E N T S

1.00	SCOPE AND CONTENT
2.00	SITE CONTEXT
3.00	PLANNING STATEMENT & SITE HISTORY
4.00	DEVELOPMENT CONSTRAINTS
5.00	DEVELOPMENT OPPORTUNITIES
6.00	DEVELOPMENT PROPOSAL
7.00	LAYOUT
8.00	SCALE
9.00	APPEARANCE
10.00	PARKING
11.00	FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY
12.00	SUSTAINABILITY
13.00	BUILDING REGULATIONS

1.00 Scope and Content

1.01 This Design / Access & Heritage Statement has been prepared for Mr D Taylor, in respect of a proposed development to erect a single storey rear extension & first floor bedroom at No 4 Park Drive, Stainborough.

1.02 The statement describes the site's history, its characteristics and surrounding context & explains the design approach that underpins the proposals.

2

2.00 The information provided within this statement supports the planning & listed buildings application for the proposed new extensions.

2.00 Site Context

2.01 The site is located at 4 Park Drive, Stainborough. a small residential hamlet situated approximately 3 miles from Barnsley. The village is in a conservation / green belt area.
Park Drive which the application property is on also serves the Strafford Arms Pub & Wentworth Castle (Grade 1 Listed Building).

2.02 The application property was formally thought to be a coach due to its external arches,its listing states used as a schoolroom and describes the listed items as its stone arches, the stone built building is approximately 300 years old and has a grade 2 listing, it retains its original natural stone slate roof and additional stone arches to the side elevation off Park Drive, all of the original arches have been infilled with stone or smaller timber windows.
The internal layout has been altered over the years and is overdue for some modenisation.
The original roof timbers are exposed in the master bedroom.
Attached to the rear elevation is a timber and stone conservatory which has fallen into partial ruin.
The adjoining property Kembla has had the original stone slate roof tiles removed & replaced with concrete tiles, at some point the timber windows in the this building where replaced with coloured Upvc windows & doors.

FIG 1 . PHOTO : REAR ELEVATION.

FIG 2 . PHOTO : SIDE ELEVATION PARK DRIVE.

FIG 3. PHOTO : FRONT ELEVATION LOWE LANE

2.03 The site is accessed off Park drive through a small gate, to the rear of the property there is a delipidated double garage for parking of cars accessed off Park Drive & a small outbuilding.
A previous planning application has been approved for the removal of the existing garage & outbuilding and erection of new double garage and drive, it is the applicants intention to carry out this work.

FIG 4. : SITE PLAN

3.00 Planning Statement & Site History

3.01 The former coach has been used as a dwelling for many years, there have been a number of planning and listed building applications over the years :-

1. 2011/0079 : Listed building Application : 03-03-2011 : window/door replacement :Approved
2. 2019/0389 : Planning Application : 28-03-2019 : Extension : Withdrawn
3. 2019/0455 : Planning Application : 10-04-2019 : Extension : Approved.
4. 2019/0456 : Listed Building Application : 10-04-2019 : Extension : Approved.

Applications no's 1 & 2 were approved for an extension which is very similar to the proposal, the main difference between the approved and proposed is the roof material, we are proposing the use of a traditional stone slate roof as oppose to the approved glazed roof system.

4.00 Development Constraints

4.01 Key site-specific constraints to development that have been identified include the following:

- Location of site and its surroundings
- The existing building is a grade 2 listed building in a conservation/ green belt area.
- Size and scale of any proposed development on the site have previously been justified by the recent approved planning application and pre-application.

5.00 Development Opportunities

5.01 The following site-specific opportunities have been considered in shaping the proposals:

- The size & scale of the proposed extension has the same overall dimensions as previously approved.
- The materials used on the new extension shall be good quality materials to match the existing building.
- The existing stone archways & walls where covered by the new extension will be left exposed and will be emphasize by the open/ vaulted lean to roof structure.
- The side elevation to Park Drive will have the existing windows reinstated, and it is the clients wishes to replace all the existing windows and roof lights with modern aluminum windows with a dark grey finish.

6.00 Development Proposals

6.01 The planning applications are for Full Planning / Listed Building Approval for the erection of a single storey lean to extension at the rear of the property, small roof extension to the front of the property & minor internal alterations.

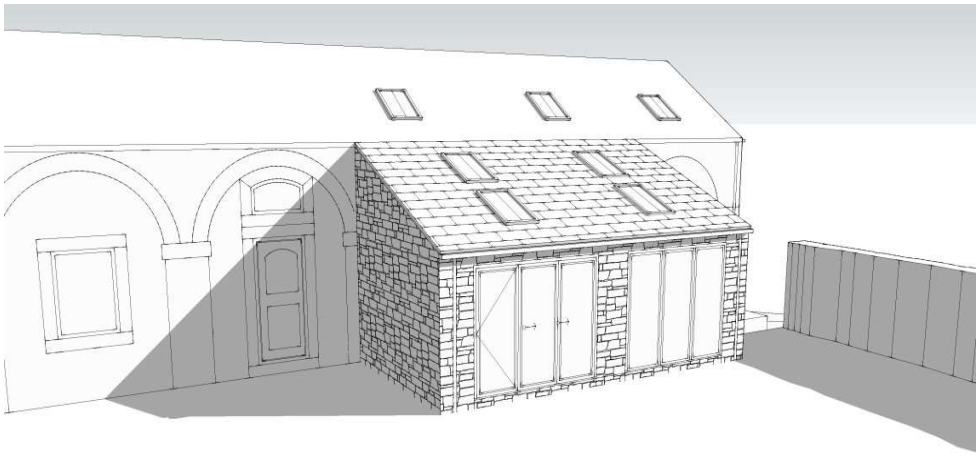

FIG 5.:PROPOSED REAR EXTENSION

6.02 The design proposals have been carefully considered to meet the needs of the applicant & provide a usable living area which is in keeping with the existing listed building. Whilst the current approved scheme with its glazed roof has its architectural design merits we believe it is impractical for family living and not in keeping with spirit of the listed building.

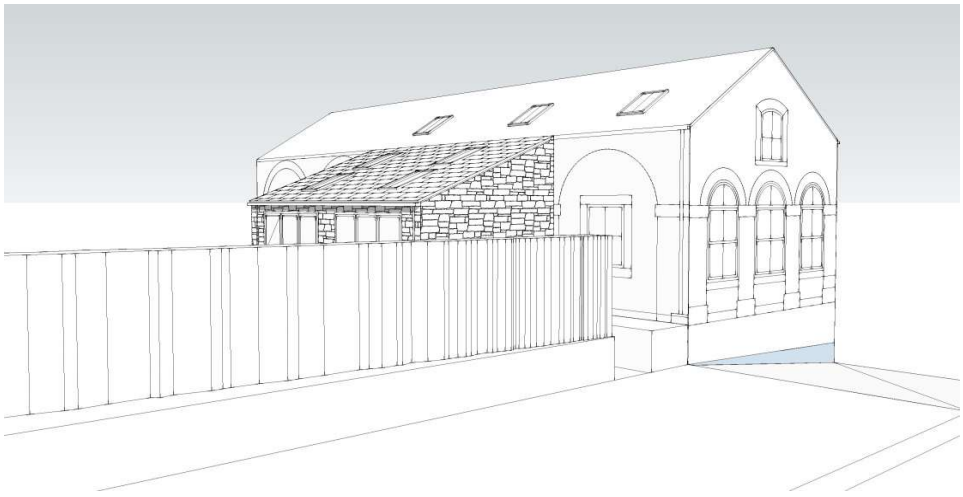

FIG 6.:PROPOSED REAR EXTENSION PARK DRIVE.

6.03 The single storey extension has a gross footprint area of 26.3m2 & the extension to the first floor will provide m2 additional floor area 7.0m2.

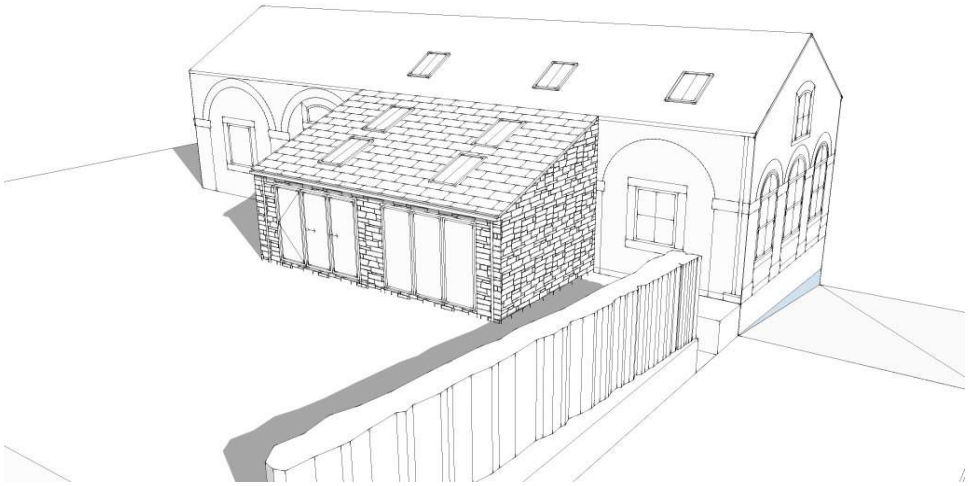

FIG 7.:PROPOSED REAR EXTENSION PARK DRIVE.

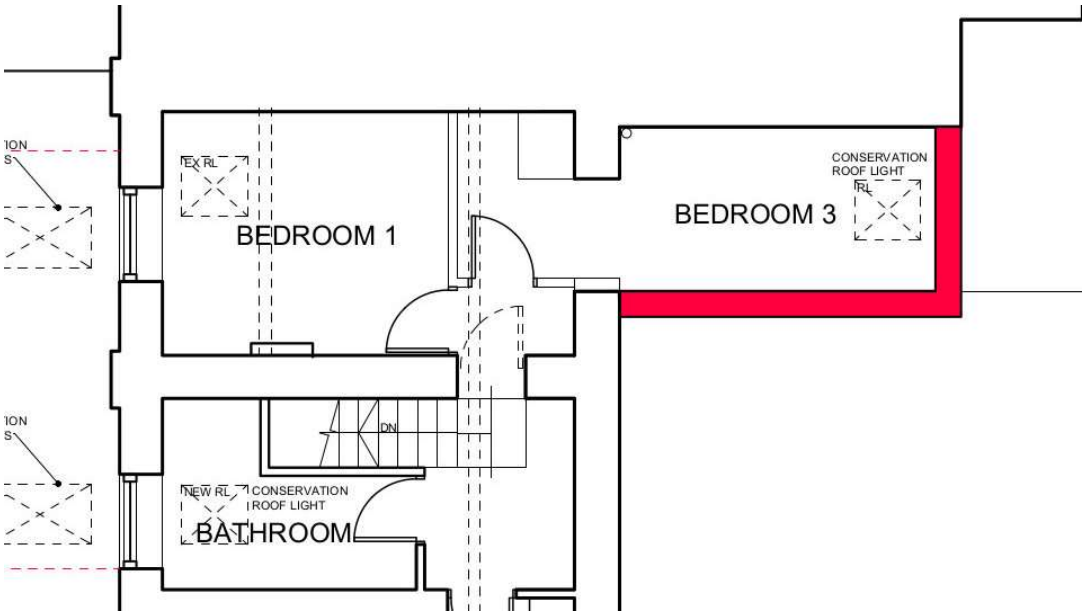

FIG 8.:FIRST FLOOR EXTENSION.

7.00 Layout

7.01 The site layout plan illustrates the position of the proposed new extensions

7.02 The new rear extension will replace the dilapidated lean timber conservatory & the new extension to roof / front elevation will remove the existing flat roof extension and will add to the character of the building by the formation and continuation of the pitched roof line of the adjoining property.

7.03 The demolition of the existing garage / out building and the formation of new drive access and erection of new garage were approved in the previous planning applications.

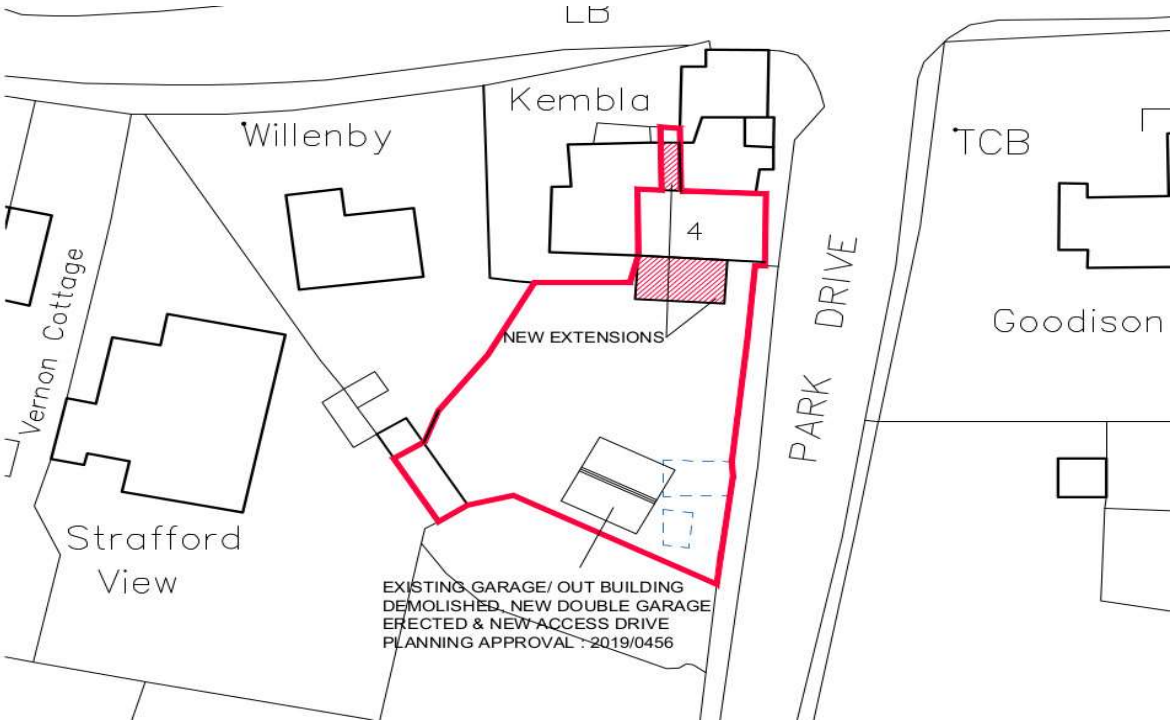

Fig 9.: SITE LAYOUT PLAN.

8.00 Scale

8.01 The scale of the proposed development has been established by the previous approved planning applications, pre-applications and discussions with the L.A. conservation officer & has been accepted that only a single storey rear extension & small first floor extension would be approved.

8.02 The height of the building has been limited by the existing eaves height & width by the position of the existing listed archway piers,

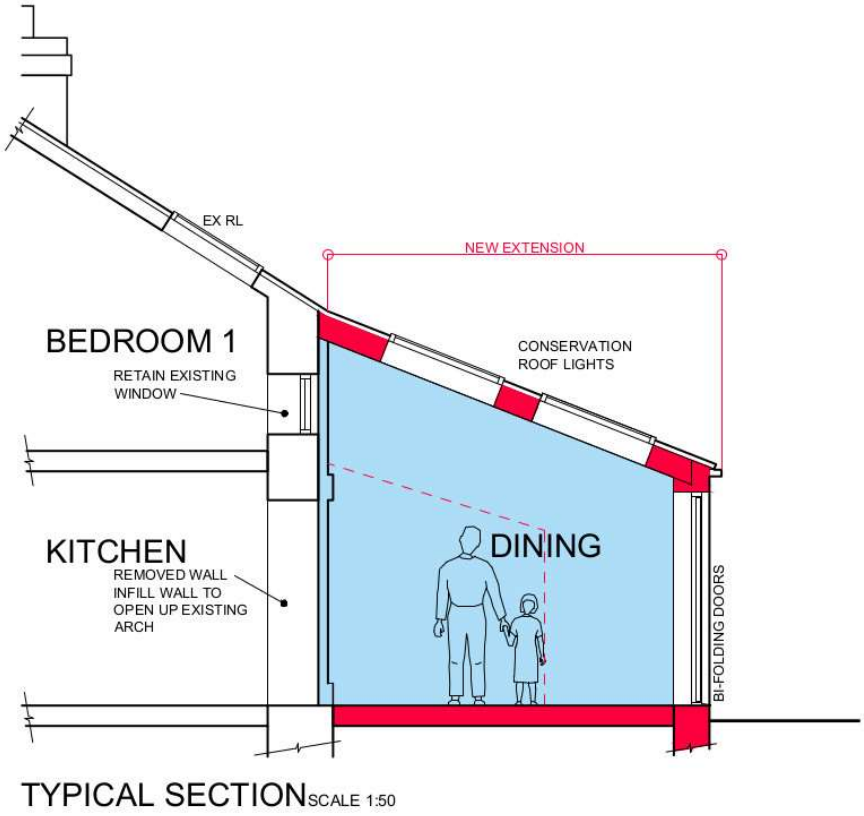

Fig 10.: SECTION.

9.00 Appearance

9.01 The design of the rear extension will mimic in form the existing conservatory, it is proposed good quality materials will be used in the construction of the extension. External walls will be constructed of natural stone to match existing with lime mortar jointing, natural stone slate roof will be installed to match the existing. It is proposed that all new and existing doors / windows / rooflight's will have dark grey aluminum frames.

FIG 11.: REAR ELEVATION.

9.02 The design of the proposed first floor extension will consist of a new gable built in natural stonework to match the existing with lime mortar jointing, natural stone slate roof to match existing , conservation roof light & PVCu grey cladding.

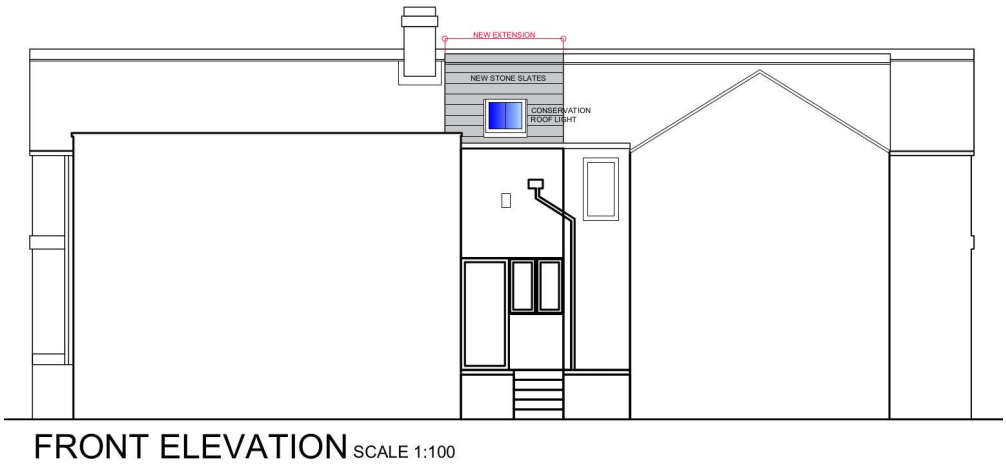

FIG 12.: FRONT ELEVATION.

10.00 Car Parking

10.01 There is currently a parking area for two cars adjacent Park Drive in a open covered garage/ carport, this is in very poor condition & will require removing. The client will provide the new double garage & drive as approved in the previous planning application.

11.00 Flood Risk Assessment and Drainage Strategy

11.01 The site is not in a flood zone , the proposed extensions poses no risk of increased flooding else where as any new roof water will be taken to on site soakaways.

12.0 Sustainability

It is proposed the building is built from reclaimed walling stone & roof slates.

13.0 Building Regulations

The new extension will meet the standards of the building regulations and approval will obtained.

.