

House Type Analysis

Residential development of 93 dwellings Off St. Helen's Boulevard, Carlton Road, Barnsley

Introduction

This summary document has been provided to show the proposed dwellings and how they compare to the 2011 South Yorkshire Residential Design Guide (SYRDG) space standards to which the current Barnsley MBC planning policy refers.

Each set of house types is grouped based on the number of bedrooms and assessed against the relevant standards. Where additional persons are included this is shown as additional entries for single or double bedrooms, i.e. a 7 person house will have three double bedrooms and one single, a 6 person house will have two double bedrooms and two single bedrooms, but the same guidance applies to each bedroom.

2 Bed, 3 Person (2b3p) House

	SYRDG	Halstead	Danbury	Caddington	Warwick	Windsor
Double Bedroom	12	10.67 ¹	14.05 ²	12.67 ²	12.86 ²	12.86 ²
Single Bedroom	7	8.34 ³	8.31	8.07	9.38	9.38
Living Room	13	13.22	15.20	15.93	15.66	16.66
Living/Dining	17					
Dining Room	-					
Kitchen	11					
Kitchen/ Dining	13	13.45	14.48	12.25 ⁴	14.82	14.82
Open Plan/Combined	27					
Bathroom/WC combined	3.5	3.72	4.10	3.87	3.59	3.62
Storage	3.75	1.68 ³	3.75	2.59 ⁵	4.10	4.10
Overall Area	62	60.52	77.31	68.74	79.68	80.71

Notes

1. Slight shortfall in Bed 1 area.
2. Includes ensuite.
3. Shortfall of storage but over provision in Bed 2 – layout fixed to suit logical partition arrangement, options to extend store and reduce Bed 2 but more contrived layout.
4. Kitchen/Dining slightly short against standards (by 0.75m²) however it achieves greater than that required for a 3b4p type (11m²).
5. Shortfall of provision by 1.16m² however there is also a Study provided in this type. This is not measured in the standard but additional scope is there to include additional storage rather than a larger Study/Office.

3 Bed, 4 Person (3b4p) House

	SYRDG	Bamburgh	Rothway
Double Bedroom	12	25.56 ¹	13.03 ¹
Single Bedroom (2)	7	10.70	8.57
Single Bedroom (3)	7	7.11	7.05
Living Room	15	16.81	12.96
Living/Dining	18		
Dining Room	-		
Kitchen	13		
Kitchen/ Dining	11	18.29	13.48
Open Plan/Combined	30		
Bathroom/WC combined	3.5	4.31	3.51
Storage	4.5	7.68	4.46
Overall Area	77	97.68	95.47

Notes

1. Includes ensuite.
2. Slight shortfall of storage. Includes 1.87m² of garage space for storage (net of 18m² internal area for 6x3m garage, total garage area 19.87m²). Over provision in Bed 2 & 3, Living/Dining & Kitchen to compensate.
3. Slight shortfall of storage. Over provision in Living Room & Kitchen/Dining to compensate.

4 Bed, 6/7 Person (4b6p or 4b7p) House

4b5p standards	SYRDG	Eaton	Cambridge	Hardwick
Double Bedroom	12	17.07 ¹	13.82 ¹	13.75 ¹
Double Bedroom	12	12.02	13.97	13.97
Double Bedroom	12		12.75	12.77
Single Bedroom	7	10.49	11.3	11.28
Single Bedroom	7	8.03		
Living Room	15	18.29	15.77	15.77
Living/Dining	19			
Dining Room	-	7.52 ²		
Kitchen	13	12.22 ²		
Kitchen/Dining	12		14.04	14.04
Open Plan/Combined				
Bathroom/WC combined	3.5	4.05	4.05	4.05
Storage	5.5	6.53 ³	6.10	5.93
Overall Area	93	118.81	116.25	116.25

Notes

1. Includes ensuite.
2. Slight shortfall in Kitchen area in isolation, however, SYRDG has a smaller value for a Kitchen/Dining combined. No required provision stated in SYRDG in the row for Dining. Taken together though this type has 19.72m² overall provision.
3. Includes 2.25m² of garage space for storage (net of 18m² internal area for 6x3m garage, total garage area 20.25m²).

Conclusion

As can be shown from the above tables and the associated house type planning drawings submitted the majority of types do comply with the standards and there are only isolated items with a slight shortfall in a maximum of two criteria.

It follows that this offers reasonable provision that is very close to the standards in all respects so should prove sufficient for this development when considered in overall planning terms.