

DESIGN STATEMENT AT 38 MEDINA WAY, BARUGH GREEN, BARNSELY S75 1NF



DESIGN:

The primary objective for this project was to provide additional habitable bedroom space to bedroom 2 and 3, with additional room created to the kitchen/dining area.

The original design was to extend two stories at the rear and create additional space to the Kitchen/Dining and Bedroom 2/3.

Having had consultations with planning and reviewing the South Yorkshire Residential Design Guide it has raised some concerns with regards the existing properties basic accommodation design standards.

The property struggles at present to provide sufficient accommodation to the bedrooms and therefore supports the need to extend.

The property's rear proximity stands over 23m at the rear to No 2 Eden Close but of an unequal division between garden spaces, favoring No 2 Eden Close. With distance being jeopardized by the new rear two storey extension coming out equal distance top and bottom; it was decided to maintain a habitable to habitable of 21m by stepping back the upper level extension (Bedrooms 2&3).

According to the Yorkshire Residential Design Guide it states:

4A Amenity and internal space standards, safety and security

A.1 Amenity space

Back gardens

A.1.1 Back gardens of houses should be appropriate to the size of the property, its orientation and likely number of inhabitants. Private gardens of two bedroom houses/bungalows should be at least 50 square metres; for **three or more bedroom houses/bungalows, 60 square metres**. Smaller gardens may be acceptable in corner zones of blocks if privacy and daylighting can be maintained.

The property as stands does however meet this objective of 60 Sq.m for back garden space but would then be reduced to 44 Sq.m with the new extension. Unfortunately the property is a linked on both sides so therefore makes it difficult to extend sideways hence reason for rear extension projection.

The bedrooms as they stand are not up to standard and did not meet standards when it was built back in 1993 and therefore has been an ongoing problem since. According to the South Yorkshire Residential Design Guide A2.1 *Internal Space Standards* (see Fig 1), it states that Bedroom 2 and 3 should be 7 Sq.m, but is almost half this on Bedroom 3 with a floor space of just 4 Sq.m and Bedroom 2 being 6.1 Sq.m, if classed as a single bedroom; this falls way short of any standard and is the reason behind trying to achieve an acceptable standard in today's living accommodation.

15 Medway Close
Barugh Green
Barnsley
S751NY

07762656187

steven@drawit.biz

www.drawit.biz



A.2 Internal space standards

A.2.1 The minimum standards for internal spaces set out in the table 4A.1 below have been derived from a comparative analysis of a range of sources including detailed research and minimum space standards adopted by a number of local authorities. Meeting these space standards, including the minimum room dimensions, will help to achieve Lifetime Homes standards and score points for Adaptability (criterion 18) in the Building for Life assessment.

Dwelling Size	Studio 1 Person	1 Bed 1 Person	1 Bed 2 Person	2 Bed 3 Person	3 Bed 4 Person	4 Bed 5 Person or more
Double Bedroom	12	12	12	12	12	
Single Bedroom		7	7	7	7	
Living Room	13	13	13	15	15	

(Fig 1)

CONCLUSION:

I am aware that this project is difficult to achieve based on the tight plot location it is and the guides set by the South Yorkshire Residential Design Guide standards it is trying to meet, however it does fall short of an acceptable living standard as it stands and therefore with the compromises taken into account (overlooking distance from habitable to habitable) and bringing the rooms inline to meeting these guide standards, then would hope this can be considered as a positive step in bringing a property to an acceptable living standard today and worthy of positive planning application outcome.

Steven Hyde
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