



JJK PROJECT SERVICES
DESIGN | CONSULTANCY | MANAGEMENT

Design & Access Statement

Proposed New Detached Dwelling – 1 Kensington Avenue, Thurlstone, Barnsley

1. Introduction

This Design & Access Statement accompanies a full planning application for the construction of a new detached two-storey dwelling on land adjacent to 1 Kensington Avenue, Thurlstone, Barnsley (S36 9RU).

The statement explains the design rationale, site context, layout, scale, appearance, landscaping, and access arrangements in accordance with the Barnsley Local Plan (2019), relevant SPDs, and the National Planning Policy Framework (NPPF).

2. Site Context & Assessment

Location & Surroundings

Kensington Avenue is a quiet residential road within Thurlstone, characterised by modern detached and bungalow dwellings with pitched roofs and brick and timber cladded facades.

The immediate area has a consistent suburban grain: front driveways, modest front gardens, and private rear gardens.

The site sits at the head of the road, adjacent to No. 1, and is currently unused garden/side land.

3. Street Character

Properties on Kensington Avenue typically feature:

- Red or buff brickwork
- Pitched tiled roofs
- Simple gable forms
- Off-street parking

The proposed dwelling follows this established pattern to ensure a seamless fit within the street scene, along with reflecting adjacent properties on Ingbirchworth Road.

Properties in Ingbirchworth Road typically feature

- Natural stonework
- Pitched stone tiled roofs
- Simple gable forms
- Off-street parking

5. Topography & Constraints

The site is generally level, with a slight fall towards the road, enabling straightforward access and drainage.

No known flood risk (Flood Zone 1).

No protected trees on the plot.

Existing boundary hedge and vegetation provide natural screening.

6. Planning Policy

The design responds to:

Barnsley Local Plan (2019)

SPD: Design of Housing Development

SPD: Parking

SPD: Biodiversity & Geodiversity

NPPF (2023)

7. Design Principles

Use

The proposal is for a single C3 dwellinghouse, consistent with surrounding residential uses.

Amount

The development includes:

1No. detached dwelling

Approx. 92m² GIA

3 bedrooms

Private garden

Off-street parking for 2 vehicles

8. Layout

The dwelling is positioned to respect the established building line of Kensington Avenue.

Living spaces face the garden, maximising privacy and natural light.

Bedrooms are located on the first floor.

Parking is provided at the side of the property, which will allow for car charging.

The side garden is enclosed and secure, providing high-quality amenity space.

Separate recycling and general waste bin areas are provided within the drive area.

9. Scale

The proposed property will be two-storey height consistent with neighbouring properties.

Ridge and eaves heights designed to sit comfortably within the existing roofscape.

Massing broken up with gables and window proportions to avoid visual bulk.

11. Appearance

The design reflects the local vernacular:

Walls: Red or buff brickwork to match nearby dwellings, with stonework to reflect adjacent properties, including quoin details and render on Ingbirchworth Road.

Roof: Slate tiles in grey

Windows and doors: Anthracite grey UPVC and aluminium, with composite front door.

Details: Stone heads and cills, simple entrance canopy, matching boundary treatments.

The appearance is intentionally sympathetic to the existing character of both Kensington Avenue and Ingbirchworth Road.

12. Landscaping & Biodiversity

Retention of existing boundary fencing where appropriate, including new hedging.

New native planting to enhance biodiversity in line with Barnsley's SPD.

Permeable driveway surfacing to reduce surface water run-off.

Bird and bat boxes integrated into the building fabric.

Side garden to be predominantly soft-landscaped.

13. Access

Vehicular Access

Access taken directly from Kensington Avenue via a new dropped kerb and pavement realignment.

Parking provision meets Barnsley SPD standards (2 spaces).

Pedestrian Access

Level access to the principal entrance.

Step-free pathways around the property where feasible.

14. Inclusive Design

The dwelling will comply with Building Regulations Part M4(1).

Door widths, circulation spaces, and bathroom layouts designed for ease of movement.

15. Sustainability

High-performance insulation and glazing.

Low-energy lighting throughout.

Provision for an EV charging point.

Potential for solar PV subject to roof orientation.

Sustainable drainage strategy using permeable surfaces.

17. Conclusion

The proposed dwelling at 1 Kensington Avenue represents a high-quality, contextually appropriate addition to the street.

It respects the character of the surrounding built environment, provides a sustainable family home, and complies with relevant Barnsley planning policies.

The development will make a positive contribution to local housing supply while maintaining the amenity of neighbouring properties.