

Land to the rear of Clifton Avenue, Athersley South, Barnsley. S71 3NF

Design and Access Statement



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226 – 228 Holme Lane

Sheffield

S6 4JZ

T. +44(0)114 430 0114

E. info@timearchitects.co.uk

www.timearchitects.co.uk

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1.	Response to context
	Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.
	The site is located to the rear of houses on Clifton Ave, Athersley South, approximately two miles north east of Barnsley town centre. There are good transport links being near a main bus route and good commuting to Wakefield, Sheffield and Leeds. Local facilities are good with a number of schools, shops and recreational facilities in the area. The site usage is currently rented garages and workshop space. located between semi-detached properties to the east, south and west. The site area is 1,127sqm and it lies at a slightly lower level to the surrounding gardens. The area is scrubland with no significant trees or shrubs; it is felt there is little potential for protected species on the site. Boundaries are fences. Despite the surrounding properties the site is quiet and secluded; tree cover to the north offers privacy from neighboring houses The main access to the site is by a single track gated lane between house numbers 17 and 19 off Clifton Ave. Clifton Ave is a wide 30mph road serving residential properties; there is good visibility from the access lane onto Clifton Road. Thought has been applied to ensure the proposal is similar to other developments in the area, sympathetic to both adjacent existing neighbouring properties and is of a scale and appearance that suits its location, setting and use.
2.	Use
	Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.
	The use of the scheme is to simply provide 1 No residential bungalow with associated free standing garage that replaces the existing garages and workshops. The scheme includes amenity space and off-road parking. The property is aimed at a private market, at or nearing retirement age and so single storey living to suit the owners needs over their lifetime. It is understood that there is a great shortage of this type of accommodation in the Barnsley area so it is hoped that this proposal will be welcomed by the council. The property has been positioned so as to avoid overlooking and loss of privacy to surrounding properties and has a front drive with parking for at least two vehicles and small lawn/ garden to the front. To the rear of the property has a good sized patio area and lawn/ garden, There is the potential for a conservatory depending on the owner's requirements. A mixture of hard and soft landscaping, delineation of shared and private area with different paving types will be used to define areas and calm traffic. Bungalows achieve a low scale, helping to prevent any sense of overdevelopment and maintain the aspect and openness for the surrounding properties.

Creative Conservation - Inspiring Design

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	It is felt that the proposals will help to achieve BMBCs housing requirements as well as providing private housing for the elderly in an existing community, an area of the market that is not being provided for by the larger house builders. Site boundaries will be fences, boundaries between properties will be a minimum of 1.8m high.
3.	Amount, Layout, Scale & Appearance The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development; this means the proposed floor space for each proposed use. Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floor space for a particular use, the reasons for this should be explained clearly in the design and access statement. The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development. Explain and justify the principles behind the choice of development zones and blocks or building plots proposed and explain how these principles, including the need for appropriate access will inform the detailed layout. The use of illustrative diagrams is encouraged to assist in explaining this. Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2003). Scale is the height, width and length of a building or buildings in relation to its surroundings. Explain and justify the principles behind the parameters for the upper and lower limits of the height, width and length of each building proposed, and explain how these will inform the final scale of the buildings. Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.
	The layout has been decided upon to offer a reasonably open-plan feel whilst accommodating all the requirements of the client and their intended use of the building. All rooms have been sized to offer good levels of natural daylight and ventilation. Much of the living accommodation is located to the areas of the property that can relate to external spaces including terraces and gardens, and in line with the client's intended uses of the site. Bedroom facilities are located towards the sheltered part of the site with all service provision towards the front of the building. Due to the nature of the topography of the site the building sits well into its landscape and will be well screened from views from neighbors. Similarly the building has been kept lowslung and in keeping with neighbor structures to ensure there is no impact on the setting and views away from the existing neighbors.

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	The building has been kept small sized to the needs of the current owners. Two bedrooms have been provided for them. We would propose the development as a whole would be a vast improvement of the current structures on site. The property is designed with the elderly in mind and will provide accessible entrances, ground level accommodation including 2 ground floor bedrooms, a ground floor bathroom able to be readily converted to a fully accessible wet room. No alteration to the highways access is proposed Parking spaces measuring 2.75x5m (able to be extended to 3.3m to provide a pathway) are provided to each property in line with BMBC requirements. All materials have been specified to meet the requirements of their use, meet (and in some cases surpass) the requirements of the Building regulations approved documents and match the materials of many of the surrounding buildings where possible in order to allow as minimal visual impact on the area as possible. Care has been taken with the detailing of the proposed elements to ensure that all building lines remain true to the surrounding buildings and site, the scale and mass of the building ties in well to the surrounding area and the internal flow of the building is harmonious and efficient
4.	Landscaping & Access to the development
	Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.
	Parking within the garage is provided to the property in line with BMBC requirements. Emergency services can gain access to the property from Wingfield Road and allowance has been made for turning facilities Refuse & recycling bins will be kept to the rear of each property, and will be moved to roadside for weekly collections. The property will utilise the existing mains sewer system Surface water will be dealt with on site with soakaways The buildings will have a high level of insulation and look to reduce energy demand wherever possible.

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