OAKWORTH HOMES

DESIGN AND ACCESS STATEMENT

CLIENT: Mr. & Mrs. P. Davies

PROJECT ADDRESS: 'Southfield', Lingard Street, Barnsley. S75 2SW

PROJECT: Proposed erection of 1No. detached dwelling

INTRODUCTION:

The current site houses a large, 2.5 storey family dwelling with sweeping driveway set in extensive gardens. The house is finished in traditional Victorian red brick with monotone, timber embellishment to the gables and windows, and a slate tile roof.

The dwelling as it stands is a striking example of a period, Victorian property and as such is highly inefficient to run in terms of both of $C0^2$ emissions and cost. The proposed application adds a 2nd property to the south eastern corner of the site for the current occupants to downsize into within the grounds of their original family home.

As the site is set back quite substantially from the main road and surrounded by 1800mm walling and/or mature foliage for the most part, both the existing and proposed properties are to be accessed via the existing driveway. An additional, communal landscaped area with central, paved turning circle is planned, allowing adequate vehicular access to each dwelling's private driveway and also providing a further amenity space, softening the impact of each house on the other.

Using a sustainable timber frame construction and under-floor heating throughout (supplied by ground source heat pumps), a rainwater harvesting system and high spec fittings, the clients target of producing a home for the modern world is highly achievable. Whilst the design of the house uses inherent, historic characteristics from the original dwelling, the use of modern technologies and products make for a highly efficient, attractive and forward-thinking property well into the foreseeable future.

The project has been discussed with the Planning Officer for the area and to this end we feel the proposal is a strong candidate for formal submission.

BUILDING WORKS:

Though the existing building is to remain untouched, prior to the erection of the new dwelling, the site requires general preparation and clearance to allow clear access into the south eastern corner. Following a tree survey by an independent assessor, particular attention will be paid to the protection and upkeep of various mature trees on the site. Once the site is prepared, the client's contractor is to install the additional driveway and communal turning circle and lay appropriate foundations ready to receive Oakworth Homes' flat pack of timber frame panels and relevant roof truss system. The timber frame will then be erected on site to form the dwelling structure from foundations to roof, felted and loosely battened, ready for the outer skin of masonry along with the chosen roofing material. All materials are yet to be selected and approved.

DESIGN AND CHARACTER:

The applicants have worked closely with ourselves as the designers along with local planning officer's to create a scheme that both respects it's close proximity to the heavily traditional, current property but also makes provision for a more contemporary lifestyle with open kitchen / dining / living spaces, large decking area and home office in an efficient and comfortable home.

At ground floor level the plot consists of entrance hall leading to the WC, under-stairs Store and through to a large, open entertaining space incorporating living, dining and cooking areas (with Utility Room accessed from the Kitchen). The main space incorporates two sets of bi-fold doors to enable the internal space to be opened up and extended to include the external decking area and amenity space. At first floor level the landing leads to the Master Suite with Dressing Room and Ensuite facilities; Bedrooms 1 (with potential for use as a home office amenity) and 2 and House Bathroom. The second floor houses a further two bedrooms with various under-eaves storage and Shower room.

With the exception of the existing dwelling, the properties immediately surrounding the site do not have a defined character or style with various examples in brick, stone and render, however, many are finished in the same traditional Victorian finishes as the current dwelling. It's this theme the client hopes to recreate in the proposed development.

MOVEMENT AND CIRCULATION:

For the purposes of access, both pedestrian and vehicular, the proposed site is relatively level with a slight gradient sloping down towards the build point (easterly). After the initial clearing and installation of the driveway and related access, the approach and amenity surrounding the new dwelling is to remain level on all sides, stepping up to the decking at the rear of the property.
The principle, pedestrian entrance into the dwelling is to be fully compliant with Part M of the Building Regulations providing sufficient level threshold access for both wheelchair users and those with other ambulant disabilities.
The WC, situated within the entrance hall of the dwelling, is also designed to adhere to all specified code for required circulation and usage.
All staircases are to be designed, fitted and finished in accordance with all relevant Part K specifications.

ACCESSIBILITY – VEHICULAR AND PEDESTRIAN:

The current drive serves the existing dwelling and terminates at the side of the property; it is to be extended to create the turning circle feature within the shared amenity space and also along the southern boundary of the plot to create a further private driveway for the proposed dwelling – please see drawing ref: A04_A 'Indicative Landscape Plan – Shared Amenity').
Although the elevations are designed with stepped access points into the dwelling (please see drawing ref: A06_B 'Elevations'), at least one principle entrance is to demonstrate suitability for potential ramped access should it be required at some point in the future.
The rear, private amenity space is to be accessed via side paths around the property – exact layout of these are yet to be confirmed.

COMMUNITY SAFETY:

Lingard Street is a relatively central and historic area within the town of Barnsley and as such reflects several large, upscale properties; unfortunately as such, these properties can be a prime target for burglary. With this in mind, all residents have a degree of duty to secure their property sufficiently to deter criminal activity on their own land and subsequently the local area. The site is already protected to some degree with high brick walling and mature vegetation along the majority of the boundaries, potentially acting as an initial deterrent, however the client plans to further protect the proposed dwelling by installing internal intruder alarms and security lighting to the front and rear of the properties (exact location and details of fittings are yet to be decided on fully.)

ENVIRONMENTAL SUSTAINABILITY:

Oakworth Homes are a specialist in the field of timber frame and pride themselves on the quality and integrity of their product. The project at Lingard Street will utilise our sustainable timber frame kit constructed and fully insulated, as standard, to adhere to not only current regulations, but also in anticipation of forthcoming changes to sustainability legislation and Code housing upgrades.

As mentioned, Lingard Street is within easy distance of Barnsley town centre (under a mile) and therefore all the amenities that the town enjoys. Within this radius there are a multitude of shopping facilities ranging from small grocers for day to day requirements as well as much larger superstores for weekly bulk shopping; bank branches and post offices as well as educational institutions such as Barnsley University and College are also located centrally. An abundance of social and leisure amenities are also available including eateries, shopping centres, bars, theatres, Barnsley FC and the Metrodome venue housing a swimming pool, squash courts, conferencing rooms, indoor pitches and gym. Further afield, within 3 miles, there are more rural pursuits in the various surrounding golf courses and local parks such as Locke Park, The Fleets and Monk Bretton Park. All amenities are accessible by a variety of transport links – the main railway station is under a mile away from the site and the M1 motorway within 2 miles. There are cycle routes throughout the city and local bus stops admit residents to the extensive bus network providing connections to the surrounding larger cities such as Wakefield, Doncaster and Sheffield, as well as further national transport links via coach and air.

CONCLUSION:

To summarise, the site will initially undergo a thorough clearance process allowing access to and the development of this part of the plot. The new dwelling will then be erected using the sustainable timber frame kit and finished with quality materials and fittings to produce an efficient and attractive family home in keeping with the existing dwelling already on the site.