

Design and Access Statement

Full Planning Permission for new detached garage with lower garden room to grounds of existing dwelling at 33 Allendale Road, Barnsley S75 1BL

Introduction

This Design and Access Statement, in line with DCLG Circular 01/2006 “Guidance on Changes to the Development Control System”, has been prepared to accompany an outline planning application for a new detached dwelling in the grounds of 33 Allendale Road, Barnsley, S75 1BL.

The property is located within a well established residential area of Barnsley and is not in a conservation area.

A design has been created that will both respect the local character and enhance the existing street scene and the local area and with regard to the policies of Barnsley Metropolitan Borough Council.

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Planning Policy Context

1. This proposed residential development has been formulated in light of the relevant design policies within the adopted BMBC Core Policies as well as advice in the new National Planning Policy Framework
2. The planning policy background is fully explained in the Planning Policy Statement prepared by DLP Planning Ltd and submitted with this statement



3. This Government Guidance is supplemented by other documents - including:
 - By design – Urban Design in the Planning System: Towards Better Practice (DETR/CABE 2000)
 - By Design – Better places to Live: A Companion Guide to PPG3 (DETR/CABE 2001)
 - Safer Places – The Planning System and Crime Prevention (ODPM 2004)
 - Design and Access Statements: How to write, read and use them (CABE 2006)
 - Development Plan Policies
4. The accepted principles of urban design as stated in By Design (2000) include:
 - ✓ Character – a place with its own identity
 - ✓ Quality of Public Realm – a place with attractive and successful outdoor areas
 - ✓ Ease of Movement – a place that is easy to get to and move through
 - ✓ Legibility – a place that has a clear image, is easy to understand and clearly identifies public and private space
 - ✓ Adaptability – a place that can change easily
 - ✓ Diversity – a place with variety and choice



1. Site Assessment

- The existing dwelling is located at 33 Allendale Road, Barnsley
- The property is bounded on three sides by existing residential properties and the fourth side is defined by Allendale Road
- It is a 15 minute walk from Barnsley Town centre and 17 minutes from the Asda Superstore on Canal Way, Barnsley
- The existing property is a Georgian style red brick detached property with a varied roof design including front hips and a side gable
- This established residential area has a mixture of bungalows, both single storey and dormer, and 2 storey dwellings, of varied architectural designs and materials palette. There is no overriding architectural style in the local area
- The existing property is a split level property with the lower floor level providing rear access to the rear garden of the property
- The site is located within a Flood Zone 1 area and a copy of the Environment Agency Flood Mapping Report has been submitted in support of this application





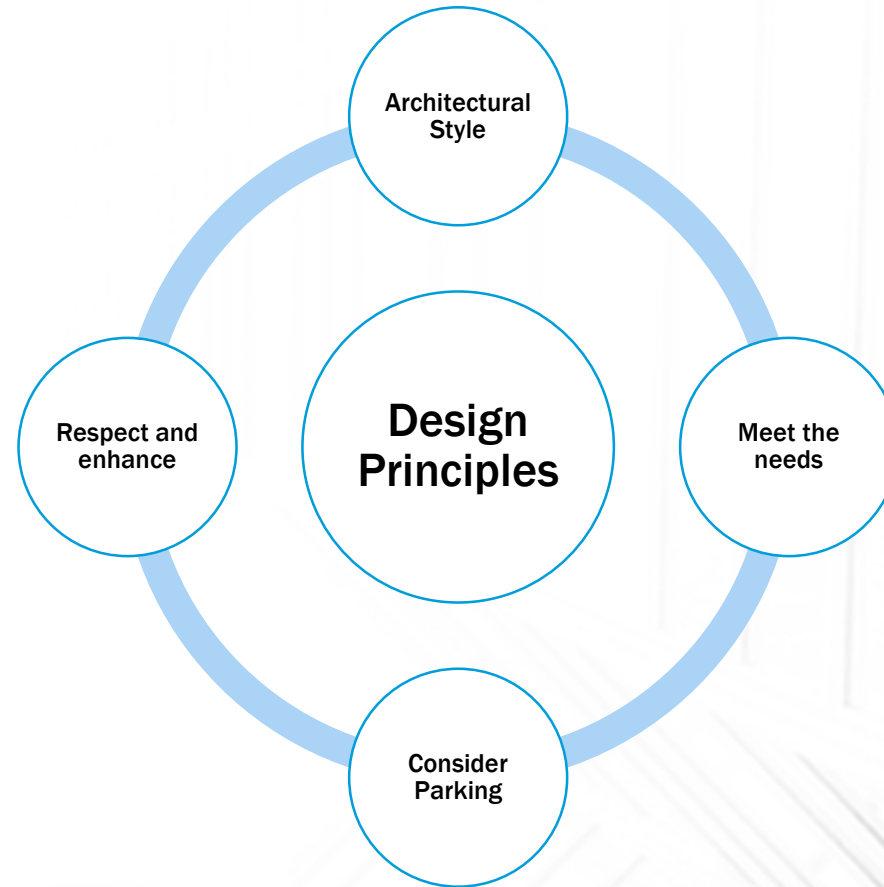
Existing Dwelling Styles & Aerial Photograph



Existing Dwelling Styles

2. Design Process

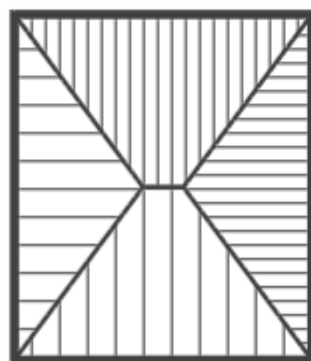
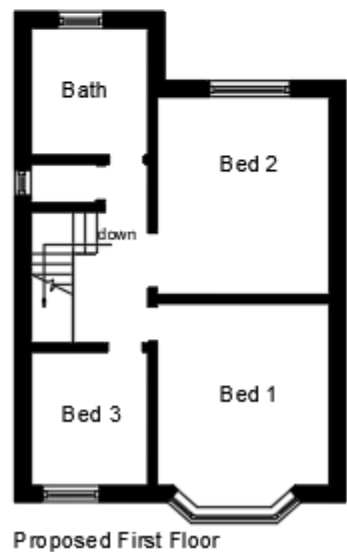
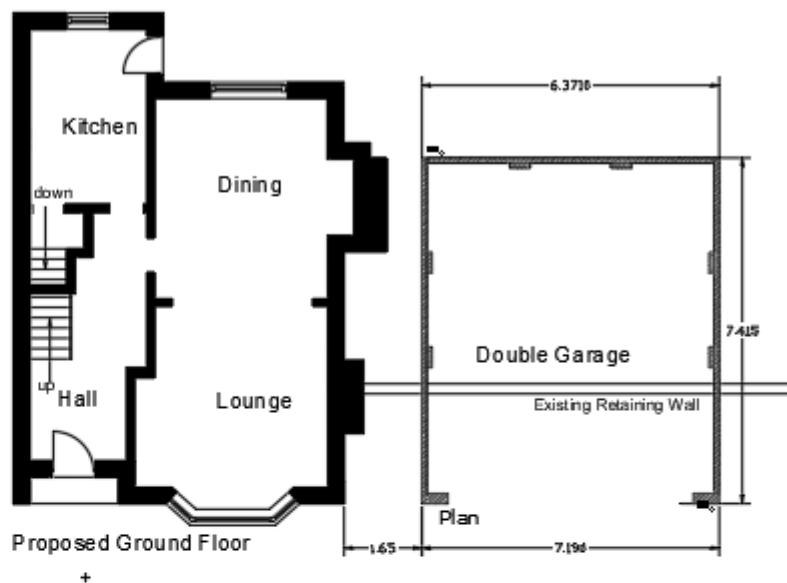
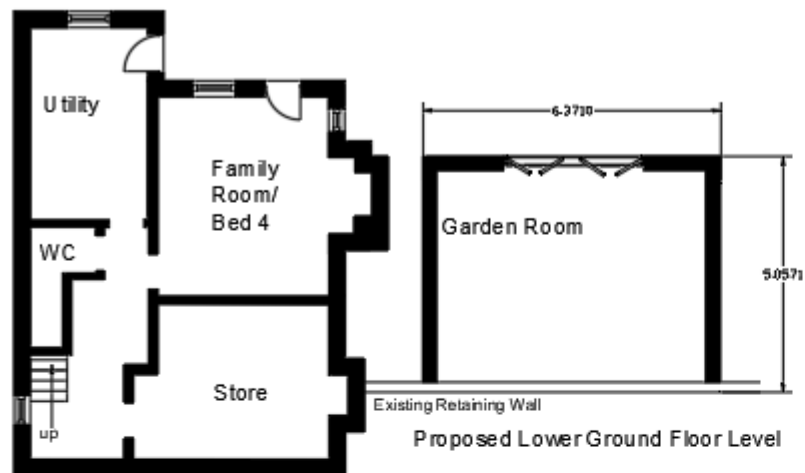
- The design has been based around the following principles:
- Improve parking arrangements within the grounds of the property
- Adapt the existing property to provide more flexible living accommodation through the addition of a garden room
- Ensure the design and material palette respect and enhance the local vernacular
- The style used is compatible with the local vernacular



3. Layout and Scale

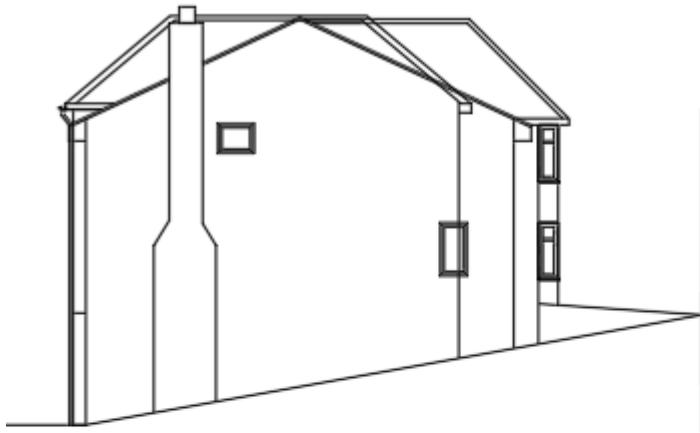
- The habitable floor area of the existing dwelling will generally remain unchanged
- The proposed new garden room will have a floor area of 26.2sq.m
- The garage will be visible from Allendale Road
- The lower garden room will be at the same lower level of the existing house
- Thereby creating no overlooking of the existing properties to the rear
- The indicative floor plans and elevations have been shown on the following slide for ease of reference
- The adjacent ground figure diagram identifies the local form and urban grain





Proposed Garage and Garden Room Floor Plans

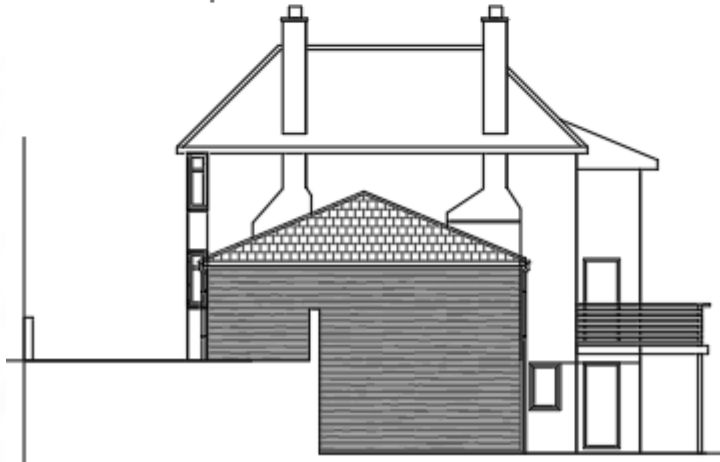
Existing Side Elevation



Proposed Front Elevation



Proposed Side Elevation

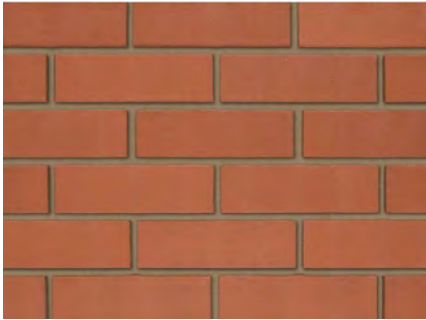


Proposed Rear Elevation



Proposed Garage and Garden Room Floor Elevations

4. Materials



Smooth Red Brick –
Ibstock Ravenhead Smooth



Plain Concrete Tile–
Russell Traditional Plain tile;
colour Cottage Red



White Upvc Bifold Door



White Garage Door

Indicative Material Selection

- The proposed red brick facing material is in keeping with the local area and examples of these can be seen in the photographs of the local architectural vernacular
- A red concrete plain tile will be used on the new roof
- White bifold and garage doors will be used to complement this choice

5. Access



- The property curtilage currently has direct vehicular and pedestrian access off Allendale Road
- These access points are to remain and widened to allow access to new garage
- The new garage and garden room will have accesses that are suitable for residents and visitors alike
- The front entrance to the existing dwelling remains unchanged
- The number of parking spaces, will be in accordance with BMBC policies
- Barnsley Centre is only a short fifteen minute walk from the property

6. Building for Life

Introduction

Building for Life is a design assessment tool comprising of 12 questions that are intended to assist and guide development stakeholders in providing new high quality housing.

The three main areas considered are:

- Integrating into the neighbourhood
- Creating a place
- Street and home

This analysis utilises a simple traffic light system to when carrying out assessments – the more green the better

The 'red' elements will identify aspects of proposals which need to be changed

An 'amber' will mean either that the characteristics of the scheme make full compliance with one of the BfL 12 principles impossible, OR that further consideration is needed to improve the design

'Green' implies the principle has been fully met.

The following assessment is an informal one and as such is subject to future design and strategy variations.

The full list of questions are listed opposite.

Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & Home

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

SECTION	Question	rating
INTEGRATING INTO THE NEIGHBOURHOOD		
1	Does the scheme integrate into its surroundings	
2	Does the development provide, or is close to, community facilities	
3	Does the development have easy access to public transport?	
4	Does the development have a mix of housing types and tenure that suit local requirements	N/a
CREATING A PLACE		
5	Does the scheme create a place with a locally inspired or otherwise distinctive character	
6	Does the scheme take advantage of topography and other landscape features	
7	Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well	
8	Is the scheme designed to make it easy to find your way around	
ctd.		

7. Conclusion

- This Design and Access Statement demonstrates that the proposed new garage and garden room is suitable for this setting and that the site and area analysis has been considered in preparing the final design
- It has been designed to respect the architectural style and appearance of the existing
- The lower ground floor extension has been designed to provide a useable element to the existing mature garden of the existing property
- The use of materials sympathetic to the local area will enhance this naturality
- The property has adequate transport links to Barnsley and the wider area from that point
- The current level of off street parking to this property has been maintained
- It is therefore requested that planning permission be granted for this proposal