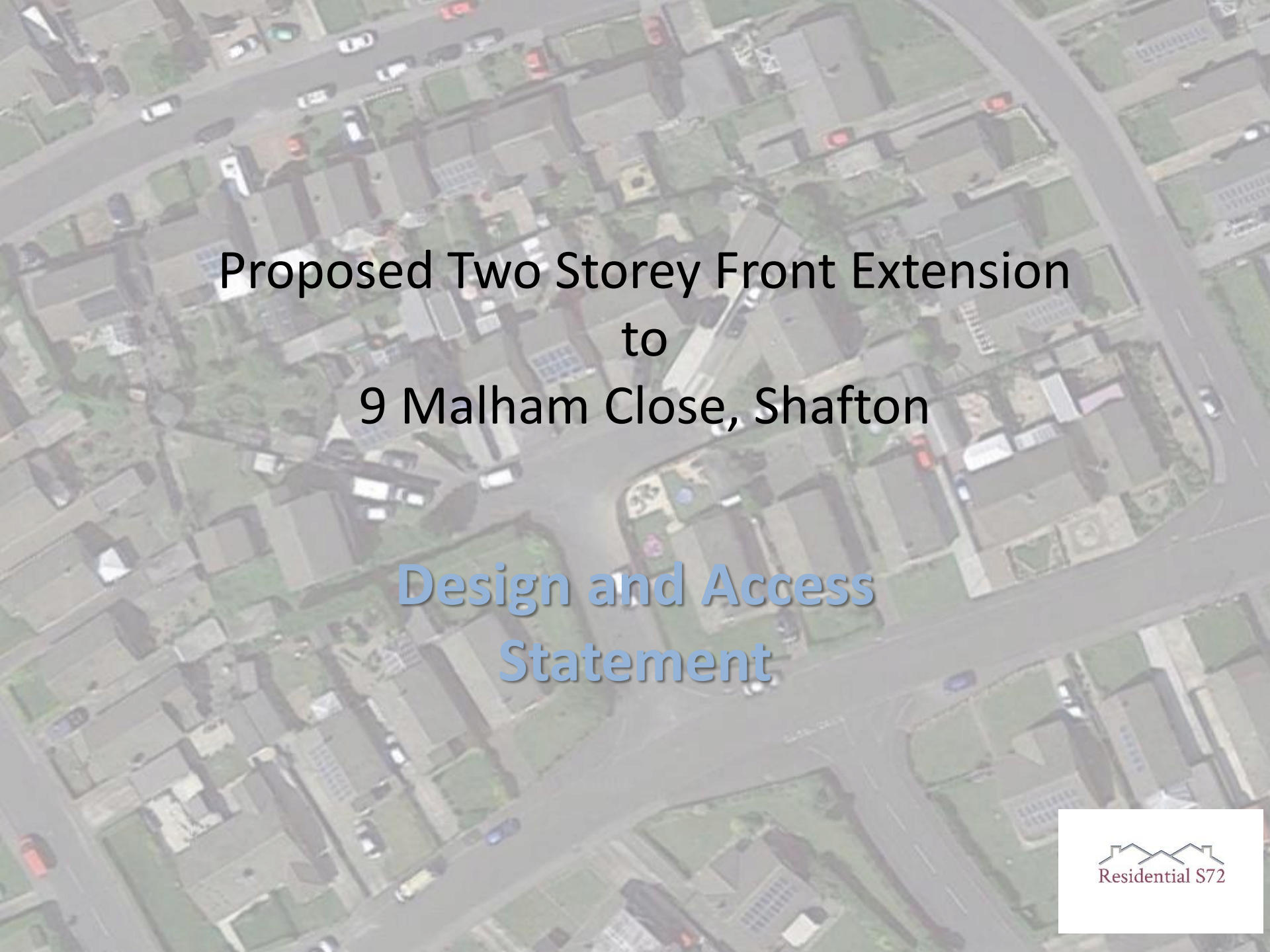

Proposed Two Storey Front Extension to 9 Malham Close, Shafton

Design and Access Statement

Residential S72

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2. Appreciating the Context

3. Design Principles & Proposals

4. Building for Life

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Our Vision

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1. Our Vision

Purpose of this document

1. The design for a two storey front extension has been designed in response to the needs and requirements of the homeowners, Mr & Mrs Corner.
2. The homeowners are now anticipating their future needs and are proposing adaptations to their existing home that will remove the necessity of moving home in the future. Their home will in short be a 'Lifetime Home' that provides for their basic needs
3. This Design and Access statement has been produced to set out the process and considerations that have informed the evolution of proposals for the development of new homes on this site. The structure and content of the statement has evolved over time and in parallel with the vision itself.
4. The purpose of this statement is to provide a structured record that maps the issues and considerations that have informed the development of the design proposals for the site.
5. The statement has been prepared in accordance with the requirements of DCLG Circular 01/2006 to:

- ✓ Illustrate the design process that has led to the development proposal and to explain and justify it in a structured and transparent way
- ✓ Demonstrate our commitment to achieving good design and ensuring accessibility
- ✓ Show that the proposals are based upon a thoughtful design process taking full account of local context and relevant policies
- ✓ Be the advocacy document for the scheme
- ✓ Explain the design principles and concepts applied to define the layout, scale, and appearance of the development
- ✓ Indicate how all users will have equal and convenient access to all components of the place

Vision

1. This site represents an opportunity to provide much needed accommodation including a ground floor W.C. & shower room and improved third bedroom
2. At present the third bedroom is severely lacking in that there is no space to provide a full bedroom suite to the small box room/third bedroom
3. The lack of ground floor sanitary accommodation is proving difficult and in line with current design thinking the proposed adaptation will improve the quality of life for the home owners
4. Our vision is to provide a home that will meet the future needs of the homeowners as their living requirements change.
5. These adaptations will mean that the homeowner can continue to live in their home despite what challenges may face them in the future

Approach

1. This Design and Access statement sets out our approach to embedding high levels of design quality and local distinctiveness within the proposals at this urban location. Through a process of careful analysis, the identification of emergent design principles and the embodiment of these principles within the design, we are confident that our vision for this site can be delivered
2. Our design approach has sought to reflect good practice guidance through measures including the informal use of Building for Life throughout the development of the design proposals
3. The design process adopted at this location follows best practice guidance as set out in the following CABE documents:

- By Design – DETR and CABE
- Creating Successful Masterplans: A guide for Clients - CABE
- Urban Design Compendium – English Partnerships

4. The careful application of proven processes and experience allows a robust and justified design to emerge

Planning Policy Context

1. This proposed residential development has been formulated in light of the relevant design policies within the adopted Barnsley Council Core Policies as well as advice in the new National Planning Policy Framework together with the requirements and needs of the applicant
2. This Government Guidance is supplemented by other documents - including:

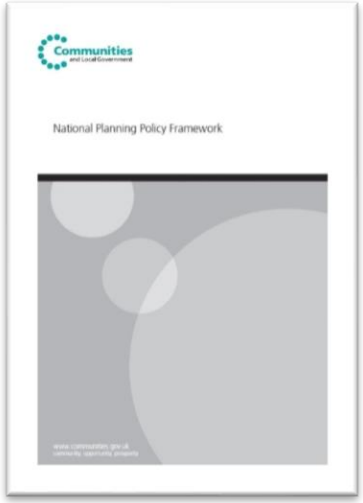
- By design – Urban Design in the Planning System: Towards Better Practice (DETR/CABE 2000)
- By Design – Better places to Live: A Companion Guide to PPG3 (DETR/CABE 2001)
- Safer Places – The Planning System and Crime Prevention (ODPM 2004)
- Design and Access Statements: How to write, read and use them (CABE 2006)
- Development Plan Policies

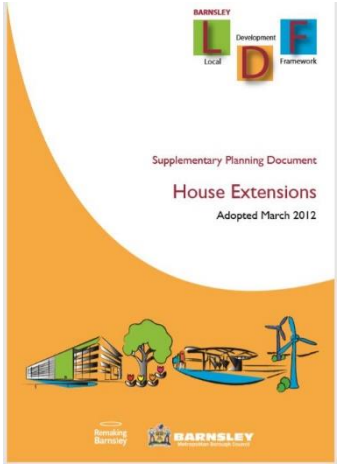
3. The accepted principles of urban design as stated in By Design (2000) include:

✓ 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

4. The issues we have therefore considered include:

- Balance
- Context
- Roof configuration
- Materials
- Windows and Doors
- Levels
- Car Parking Requirements
- Access and Services
- Relationship with Existing dwellings
- Overlooking & Overshadowing





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Appreciating the Context

2. Appreciating the Context

1. The site is located at the end of a small cul-de-sac within a well established residential area of Shafton
2. The existing dwellings were constructed around 1977 by a now defunct housing developer called Ideal Homes (northern) Ltd.
3. The existing dwelling is a small three bedroomed detached family home that provides a basic level of amenity in that it only has one W.C. and bathroom located on the first floor
4. The site is bounded on the Northern, Eastern and Western sides by existing residential areas, and Malham Close to the South
5. The site is well connected by regular bus services to Barnsley town centre

6. The range of housing stock in Shafton consists generally of post war council dwellings, built as new housing for workers at the local mines. There was surge of development that began in the mid 1970's and continued up to the early part of the 21st Century
7. There is a propensity for middle to lower density development with a mixed of palette of materials including red brick, buff brick, render, and stone.
8. There is a more recent housing development to the West of the site which has a more modern mix of housing type and massing
9. We can conclude that there is no single overriding architectural style to the area but a variety of styles
10. As part of the analysis of the site and its local context an assessment of existing residential typology's has been undertaken and examples of these have been illustrated on earlier slides.
11. We have also considered the variety in the type and range of adaptations and extensions that have taken place within the local area. Examples are shown on the following slide
12. From this analysis it is clear that the extension is in keeping with the local character and context of Shafton

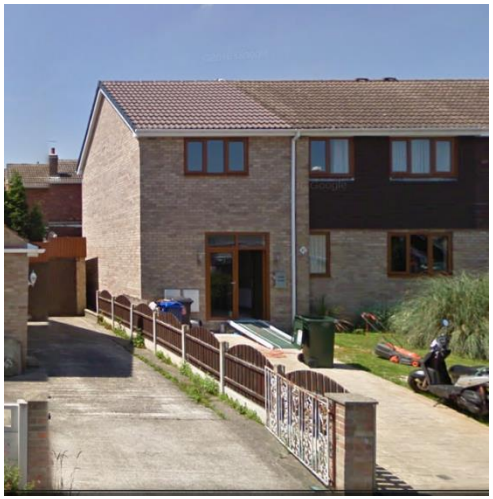
Photograph 1 – View of existing dwelling

Photograph 2 – View away from existing dwelling

Photograph 3 – Local housing stock

Photograph 4 – Local housing stock

Photograph 5 – Local housing stock



Photograph 6 – Local housing stock

Photograph 7 – Local housing stock

Photograph 8 – Local housing stock

Photograph 9 Local housing stock

Photograph 10 Local housing stock

Photograph 11 Local housing stock

Design Principles& Proposals

3.Design Principles

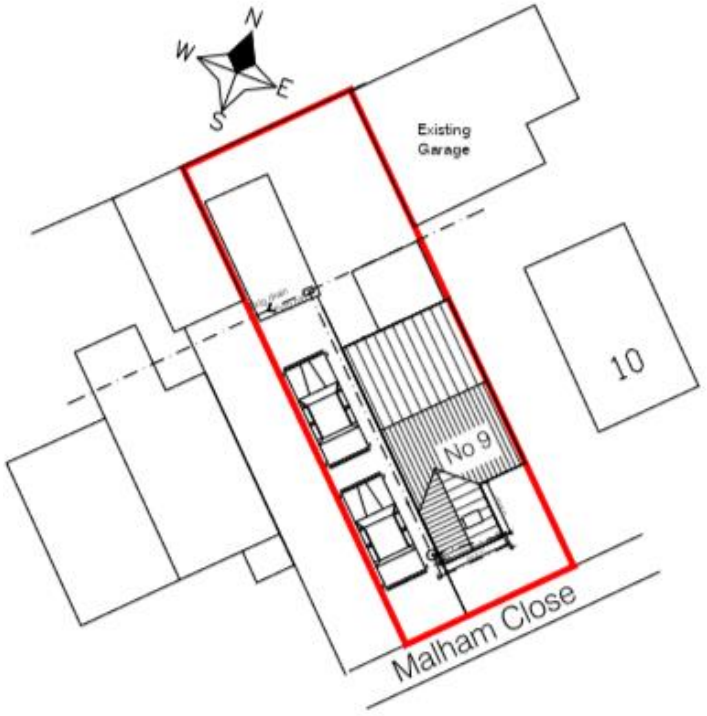
1. The emerging design principles are summarised in this section of the report, together with a description of implications for emerging urban patterns.
2. The identified design principles are:

✓ Develop the existing streetscape to complement the urban landscape

✓ Provide improved amenity and longevity in a home that will meet the future requirements of the homeowners

Design Principle 1: Develop the existing streetscape

1. The existing streetscape is suburban in nature with very little in the way of distinguishing features
2. The opportunity is presented to address the relationship between the new and existing residential areas in a sympathetic and respectful way. This is demonstrated in the adjacent site layout
3. This shows a built form is created that is appropriate to the existing area and provides housing that reflect the local character, density and orientation
4. The proposals have been designed to minimise the overlooking and overshadowing of the adjacent properties

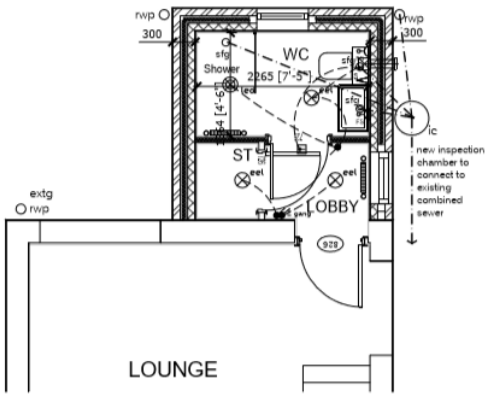


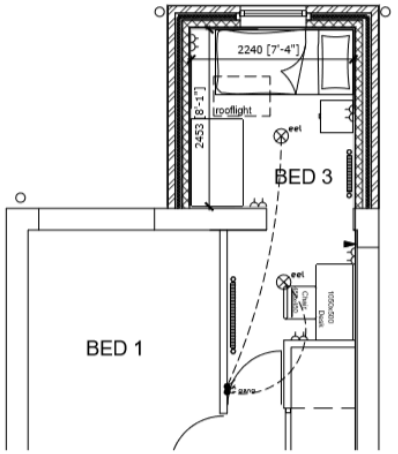
Proposed Site Plan

Design Principles

Design Principle 2: Provide improved amenity and longevity

1. The existing accommodation is lacking by any accepted modern standards, including the Building Regulations and the South Yorkshire residential Design Guide, and will not meet the future needs of the homeowners
2. The opportunity is presented to address this need in a sympathetic and respectful way. This is demonstrated in the adjacent floor plans
3. This shows a built form is created that is appropriate to the existing area and provides a home that reflects the local character, density and orientation





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Design Proposals

Proposed Architectural Style, Scale and Massing

1. To maintain the characteristics of the existing dwelling and wider area, we have chosen to utilise a simple architectural style which embodies both a cohesive design approach and provides a form that will deliver an individual identity and distinctiveness
2. This will involve the use of a simple uncluttered design with focal details indicative of the initial house type designs from the original developer
3. The scale of the proposals is a traditional human scale whilst the form and massing has been considered and designed to blend into the existing urban streetscape
4. Based on our assessment of the local area the following points are identified as important considerations for this proposal:

i. The use of full height windows to create an active secure street scene. The extension is also of a size commensurate with this type of home. It does provide any extra bedrooms but simply enhances the existing living accommodation

ii. The new windows facing the existing street may be obscure glazed to minimise any overlooking concerns .

iii. The new bedroom extension will incorporate a vaulted ceiling with a roof light in the eastern roof slope to provide a view out without overlooking the neighbouring dwellings

iv. The proposed roof form does not detract from the existing roof line by the virtue of a side to side pitched roof that reduces the overall height of the extension

v. We will use a palette of materials that match where possible the materials of the existing dwelling

Access, Parking and Security

1. Theses proposals do not involve any changes to the access from the existing highway
2. There are no changes to the access points to the dwelling from the existing driveway
3. Importantly, the existing parking provision of 3no parking spaces, excluding the garage, is also maintained
4. The existing driveway dimensions are 2.9m wide x 14.9m long which will, by BMBC standards, accommodate 3No vehicles
5. The homeowner is also considering the installation of gates to enhance the security of the existing dwelling.
6. The new side and front windows will meet the requirements of Approved Document Q

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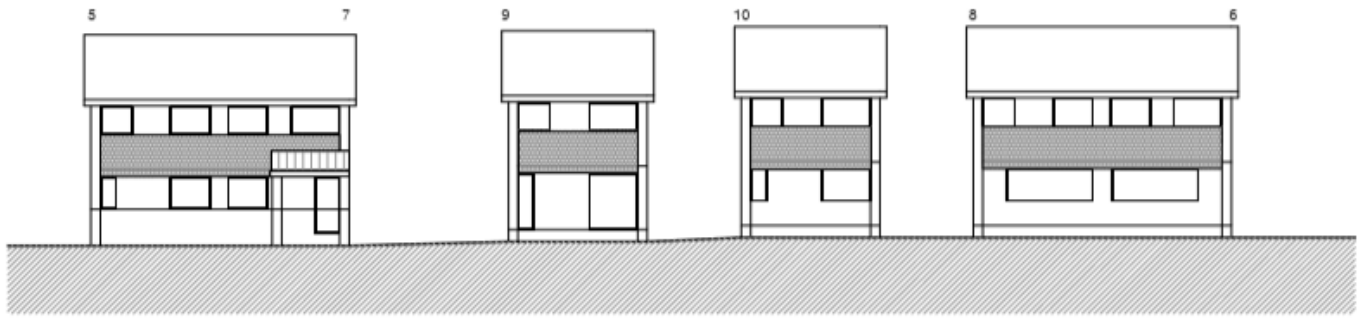
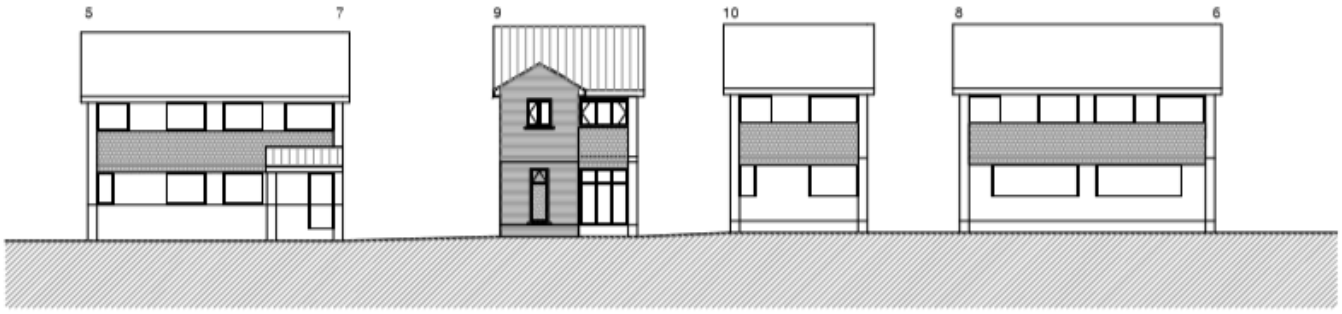


Existing Street Scene



Proposed Street Scene

Building for Life

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4. Building for Life 12

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	N/A
ctd.		

SECTION	Question	rating
STREET AND HOME		
9	Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	N/A
10	Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?	
11	Will public and private spaces be clearly designed to be attractive, well managed and safe?	
12	Is there adequate external storage space for bins and recycling as well as vehicles and cycles	

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Summary and Conclusions

5. Summary and Conclusions

1. The application seeks householder planning permission for a new two storey front extension to an existing dwelling.
2. The proposals comprise a high quality proposal that is derived from a careful and thorough process of design analysis and the establishment of design principles.
3. The design process has been carried out in accordance with good practice and within the context of local, regional and national design policy
4. The site is well positioned in relation to transport and access, bus travel, local facilities, established residential communities. Development upon this site would utilise existing infrastructure and would provide a logical and high quality life time adaptation to an existing dwelling
5. The design process has allowed the emergence of a plan that takes full advantage of the sites landscape and streetscape setting in that it:

- creates a new, sympathetic street scene and increases the security of the users of the adjacent highway.
- It also provides a sympathetic approach the existing form and massing of the area.
- Provides and adaptation with a human scale
- Is in a sustainable location in terms of future longevity and suitability of the dwelling to the homeowners needs

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