Design and Access Statement

Project Background

This Design and Access statement has been written in support of the application for full Planning Consent for construction of a new two bedroom bungalow within existing public gardens of residential estate.

Location and Surroundings

The site at Barnsley is located within the area of Monk Bretton approximately two miles to the North West of Barnsley town centre. The site is located within the centre of a large residential estate with a mixture of semi-detached town houses and bungalows which appear to have been constructed in the mid 1980's. The surrounding housing stock is constructed in red brick, which is in keeping with the character of much of the residential sites in and around Monk Bretton and Barnsley as a whole. All the houses within the vicinity of the site have hipped, concrete tile roofs and dark brown fascia and soffit boards and matching window frames. Parking provision for each house is provided via on street parking spaces, with each of the bungalows having lean-to car ports providing off street parking as well as a covered entrance canopy.



Fig 1: Existing property at no. 18 Haworth Close, with existing timber lean-to

The Development Site

The proposed site is located to the West of the existing bungalow property no. 18 Haworth Close, with the bungalow separated from the site by its lean-to car port. Property no. 20 Haworth Close abuts the boundary of the site to the South, with the two-storey gable of the property facing the main site area. Further dwellings are sited to the North and West, with the rear gardens of properties along Tennyson Road providing a green space buffer between the elevations with habitable rooms and the site.

The site itself is a relatively unused area of maintained green space predominantly consisting of grass with three areas of low level dense shrub planting to the centre. The boundary between the site and the dwellings to the North and West is heavily screened by dense shrubs. The site is level, with no major topographical changes that are deemed to affect the development of a dwelling(s) on the site.

Vehicular access onto the development site is already established through the presence of an existing tarmacadam access drive to the car port of no. 18 Haworth Close. The presence of this drive means that highway works such as drop kerbs and turning circle provision is already established and potentially reduces the possibility of highway improvements being required as part of a planning application.

Previous Applications
An application for the erection of a detached bungalow was submitted in 2009, but this application was withdrawn prior to a decision being made. The application number for this was 2009/0279.



Fig 2: View of site off Haworth Close

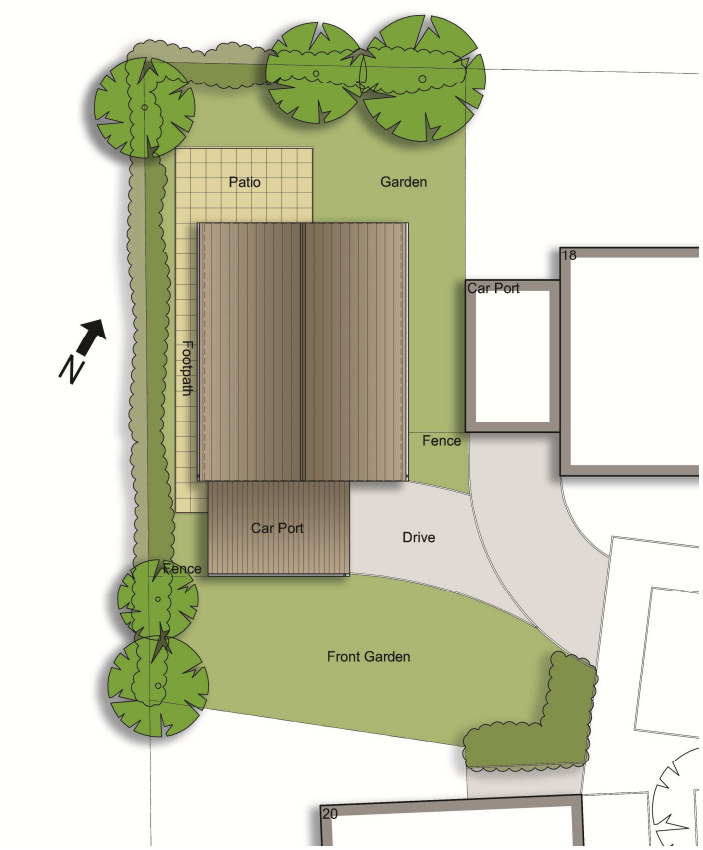
Proposed Extension
AHR have referred to a number of design guides, including: The Wheelchair Housing Design Guide (WHDG), Lifetime Homes, BS 8300, The Equality Act 2010, Approved Document Part M and Secure by Design Guidance.

The proposed floor plan and elevation design has been designed to incorporate all the guidance and statutory legislation as stated above as far as reasonably possible, as well as accounting for any restrictions and recommendations provided within local planning policy.

Proposed Site Plan
The site plan indicates the proposed positioning of the new detached bungalow in context to the adjacent dwellings, the position of the property, car port and gardens have all been carefully considered against the requirements stated with planning guidance, with references made to the 'South Yorkshire Residential Design Guide 2011' provided to Aedas on request from Barnsley Council.

It should be noted that the positioning of the building on the site falls short of the minimum external space standards as referenced within Barnsley Council's SPD (Supplementary Planning Document), which requests that facing habitable rooms should be at least 21m apart. Due to the proposals being an infill, there are potential relaxations to this rule, with the use of planting and screening to the west and northern boundaries of the site.

The Residential Design Guide sets out minimum standards with regards to external spaces around properties, and requests that “Back gardens of houses should be appropriate to the size of the property, its orientation and likely number of inhabitants. Private gardens of two bedroom houses/bungalows should be at least 50 square metres”. The adjacent proposals provide a rear garden of 63m², plus additional green space to the front of the property. The SPD also sets out key minimum internal areas which would need to be adhered to subject to planning approval being granted. The following minimum sizes stated are required for a 2 bed, 3 person property, with each achieved within proposed bungalow: Double Bedroom 12m², Single Bedroom 7m², Open Plan Kitchen, Dining, Lounge 24m². The SPD also states minimum room dimensions, with rooms being subject to a width to length ratio of 2:1.



Proposed artist impression of the site plan

The site plan has been designed to incorporate the recommendations provided within WHDG including the provision of hard standing areas to allow for washing lines and the like. Access is provided to the full perimeter of the property to allow for cleaning of windows and general maintenance, with the rear garden being full secured through the use of fencing. The positioning of the garden to the north of the site provides the maximum available privacy from the main road, but will suffer from being north facing, lacking from solar gain. It would be a possibility for the front garden area to be further developed in addition to the back of the property as an external seating area if required.

Access to the house is provided from the car port canopy ensuring weather protection as recommended within WHDG. A new tarmacadam or semi-permeable access drive is formed as an extension to the existing access drive to no. 18, meaning that the existing drop kerb access onto the main road will be shared between the two properties.

Appearance and Effect on the Character of the Surroundings
The scale, material choice and positioning of the proposal has been carefully considered to ensure that the new detached bungalow remains in keeping with the character of the surrounding site, with the proposals incorporating the use of red brick, concrete roof tiles onto a hipped roof and top hung brown UPvC windows.

Despite being at the head of a cul de sac the dwelling would not be in an overly prominent position and, in any case, the dwelling would be designed to harmonise with the surrounding properties. It is acknowledged that the area has predominantly 2 storey properties but there are a number of single storey dwellings evident including number 18 immediately adjacent to the site.

Car Parking
The proposals include for a covered parking space in accordance with the WHDG, plus space for an additional vehicle on the access drive (two spaces total).

Access
Vehicular access to the site is already established through a series of residential tarmacadam access roads leading from Haworth Close onto the A633 Rotherham Road providing links to the town centre. Pedestrian routes to and from the site follow the same routes as the access roads, with no back alleys or walkways providing means of access to the site. There are numerous public transport links in close proximity to the site, with bus stops in various locations along the A633 and Burton Road to the South and East of the site. In addition to the close proximity to the town centre, there are various local amenities in close proximity to the site, including retail shops in addition to bookmakers, takeaways and public houses.

The proposed development will have level access throughout to ensure the accessibility for wheelchair users.