Design and Access Statement

Outline Planning Permission for new detached dwelling to grounds of existing dwelling at 33 Allendale Road, Barnsley S75 1BL



Residential S72

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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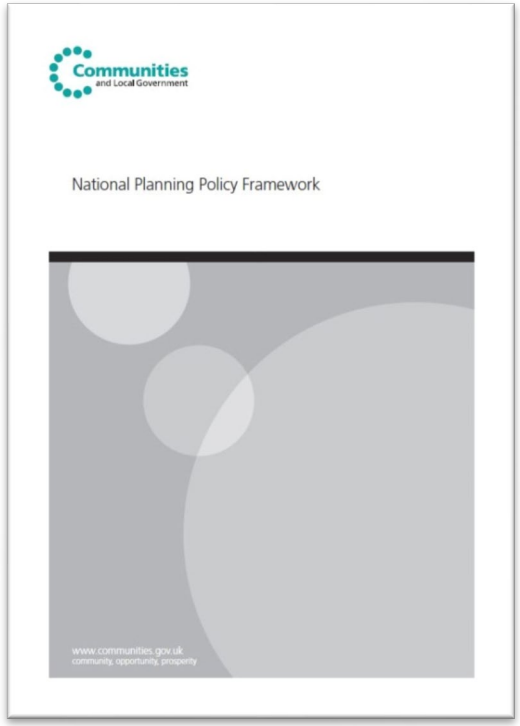
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Planning Policy Context

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



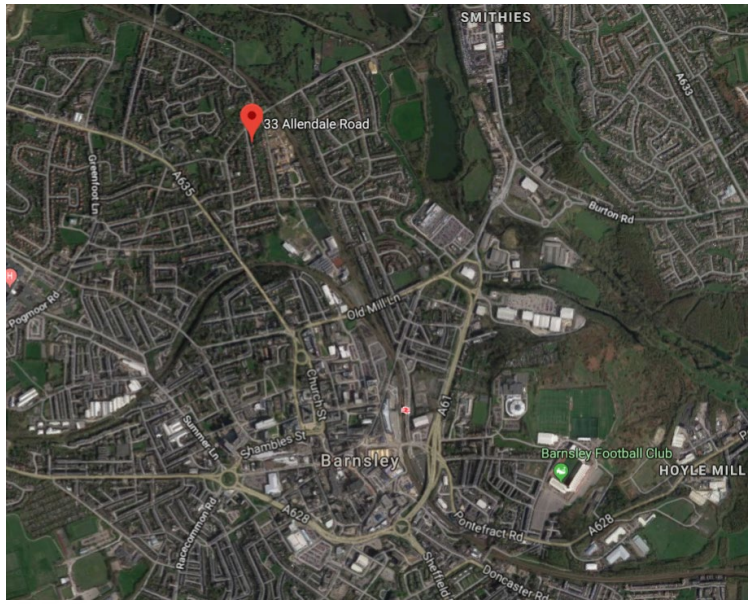
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1. Site Assessment

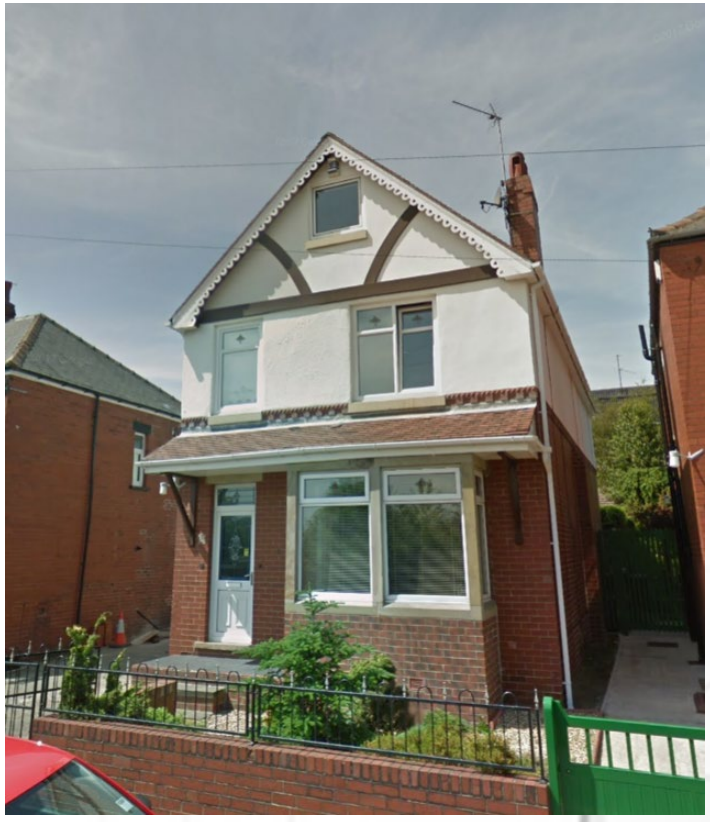
- The existing dwelling is located at 33 Allendale Road, Barnsley
- The property is bounded on three sides by existing residential properties and the fourth side is defined by Allendale Road
- It is a 15 minute walk from Barnsley Town centre and 17 minutes from the Asda Superstore on Canal Way, Barnsley
- 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



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Existing Dwelling Styles & Aerial Photograph

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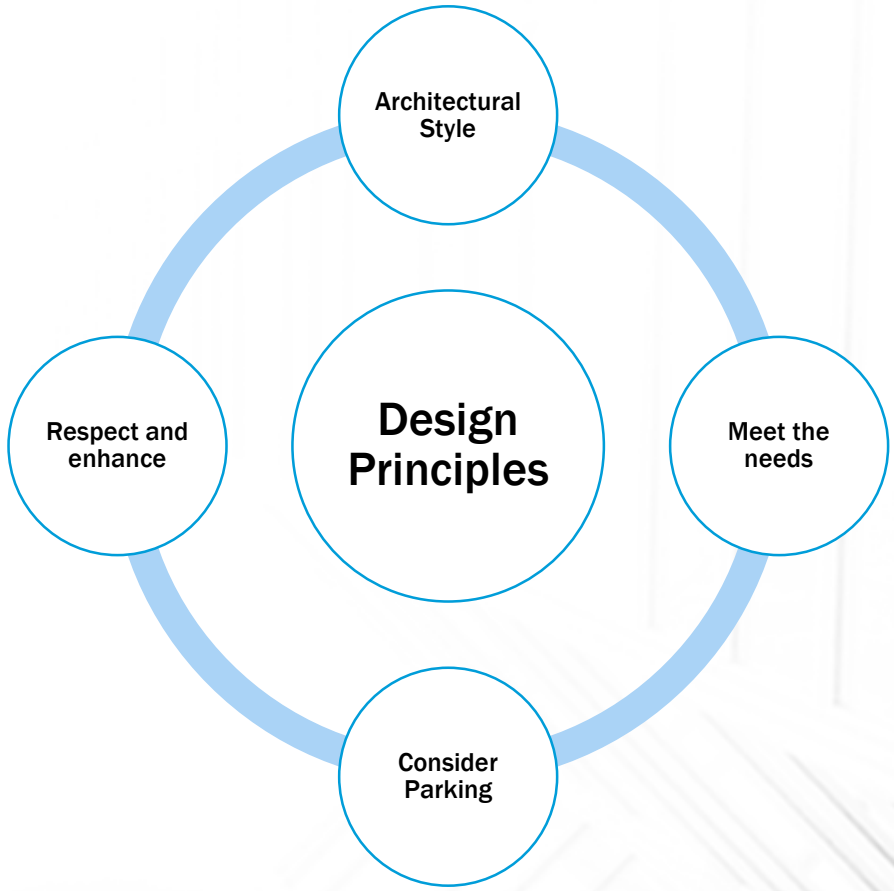


Existing Dwelling Styles

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2. Design Process

- The design has been based around the following principles:
- A new detached dwelling to complement and enhance the local character and street scene
- Adapt to meet the needs and demands of a modern young family
- Maintain the existing parking facilities within the site
- Ensure the design and material palette respect and enhance the local vernacular
- The architectural style uses expressiveness of form and design combined with innovation and creativity to present a building that is sympathetic to the heritage of the both the existing dwelling and the local area



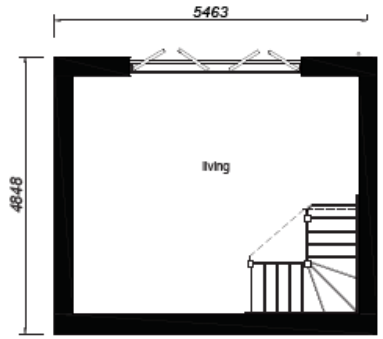
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3. Layout and Scale

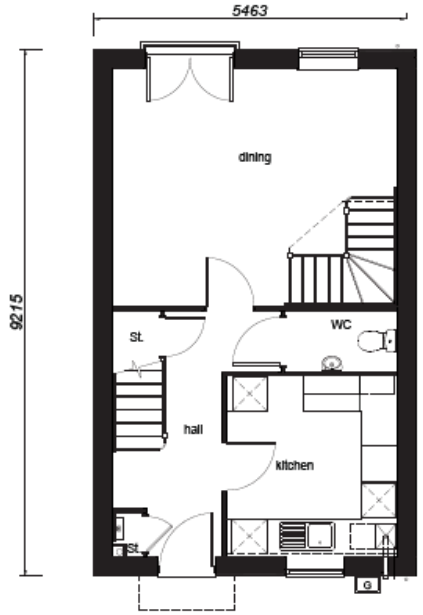
- The habitable floor area of the existing dwelling will generally remain unchanged
- The proposed new detached dwelling could have a floor area of up to 110sq.m/1220sq.ft over three levels
- The ground and first floor level will be visible from Allendale Road
- The lower ground floor will allow access to the rear garden area of around 77sq.m
- An indicative house type has been submitted with this application
- The indicative floor plans and elevations have been shown on the following slide for ease of reference
- The new dwelling will have the same orientation and relationship with the street as the adjacent dwellings
- The adjacent ground figure diagram identifies the local form and urban grain



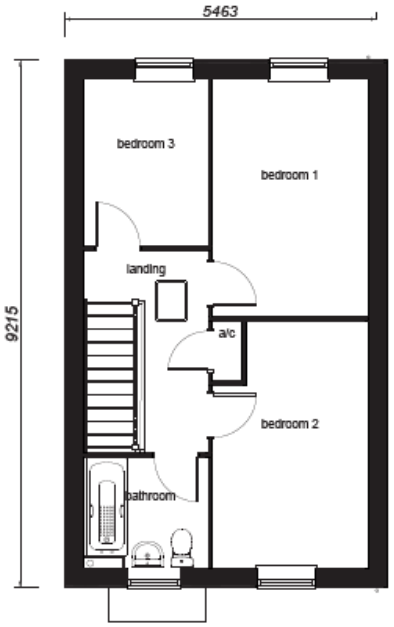
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Lower Ground Floor Plan



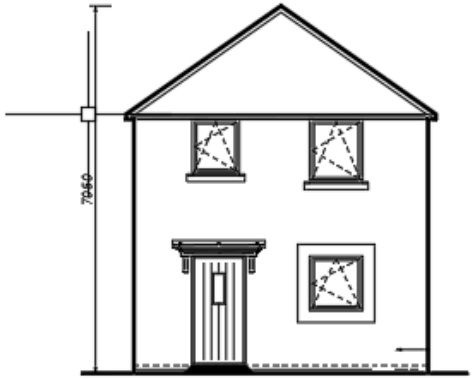
Ground Floor Plan



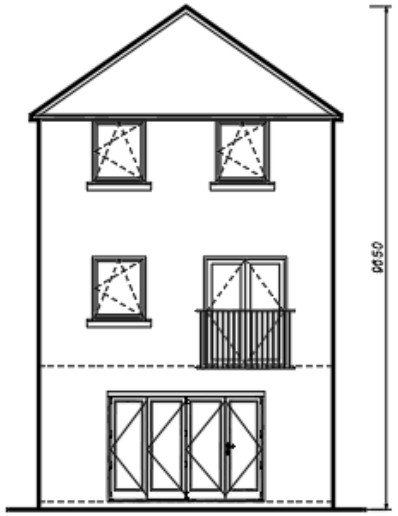
First Floor Plan

Proposed Dwelling Floor Plans

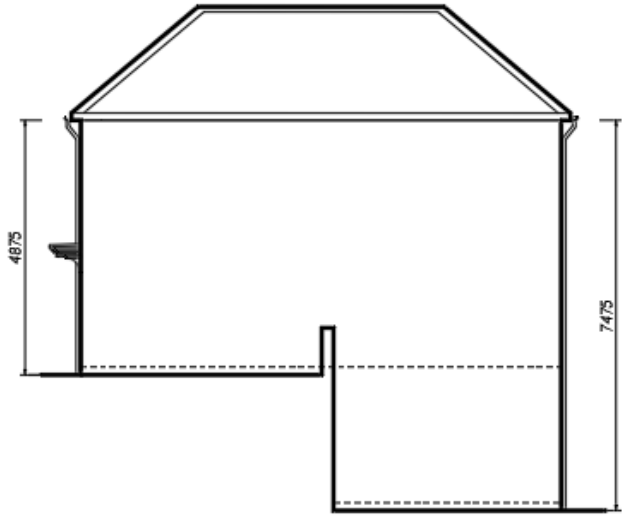
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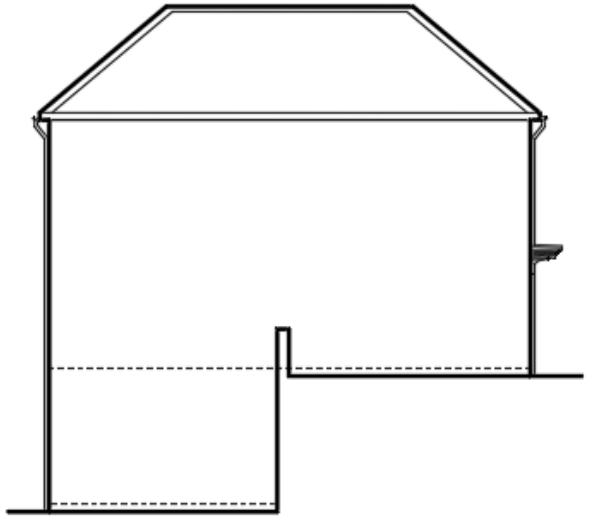
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Indicative Dwelling Elevations

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4. Materials



Indicative Elevations with Materials

- 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 slate grey artificial slate will be used on the new roof
- Cream window frames could be used to complement this choice

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5. Access



- The property curtilage currently has direct vehicular and pedestrian access off Allendale Road
- These access points are to remain unchanged
- The new dwelling will have accesses that are suitable for residents and visitors alike
- The front entrance to the 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

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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?

Building for Life

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.		

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	

7. Conclusion

- This Design and Access Statement demonstrates that the proposed new conversion 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 enhance the architectural style and appearance of the existing building and provide an outstanding example of contemporary residential architecture
- The ground floor extension has been designed to provide a natural extension to the existing dwelling without the feeling of a ‘bolt on’ addition
- 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

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