

NO. 3 TIVY DALE, CAWTHORNE, BARNESLEY, S75 4EY

DESIGN AND ACCESS STATEMENT
Refurbishment and dormer loft conversion of existing bungalow

Prepared on behalf of:
Keptcastle Limited

Prepared by:

CODA
Bespoke



70 – 71 CORNISH PLACE

CORNISH STREET

SHEFFIELD

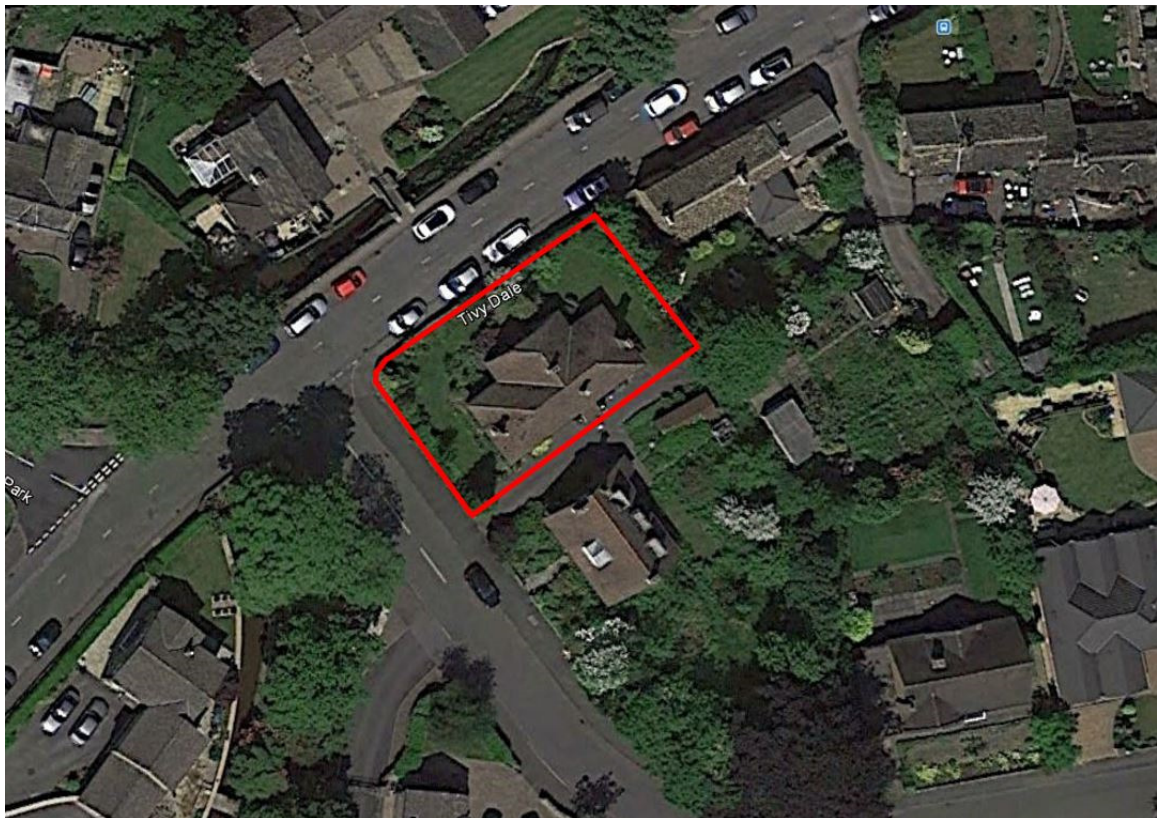
S6 3AF

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1.0 Introduction

- This design and access statement has been prepared on behalf of Keptcastle Limited in the support of the application for the planning approval for a site located at 3 Tivy Dale, Cawthorne, Barnsley, S75 4EY.
- The proposal seeks planning permission for the refurbishment and dormer loft conversion of the existing bungalow with associated parking and landscaping.
- The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses, central government guidance, local planning policy and other material considerations.
- It provides information of the proposals and explains the principles and concepts that have informed the design development to date
- The design proposals are shown within the drawings and supporting documents submitted with the statement. It should therefore be read with all of the supporting information



2.0 Assessment of the site's immediate and wider context

- The small village of Cawthorne is located approximately 4 miles west of Barnsley town centre.
- The village is situated with excellent access to the M1 making this a popular commuter area for residents working in Sheffield, Rotherham or Barnsley but also provides access to a wider context along the M1 corridor.
- Public transport is available locally within the village centre and provides a direct route into Barnsley town centre.
- The existing bungalow sits on the corner of Tivy Dale and Tivy Dale Close in the village of Cawthorne, Barnsley.
- The detached bungalow was built in the mid 30's and features a pebble dashed render and brick detailing.
- The building use around the proposed site is predominately residential with a mixture of detached and semi-detached houses and bungalows.
- The material palette of the area is stone, render and brick with clay pan tiles roofs.

3.0 Design Concept

The design proposal has been established from the interpretation of a series of criteria established by our client within the design brief.

- The maximum use of the site area
- The design of a traditional dormer bungalow to be in keeping with the surrounding area

The design response attempts to address these criteria while respecting the character, scale and form of the local context.

The building height proposes a one and a half storey three bedroom detached dwelling.

The layout is as follows:

At ground floor there is an open plan kitchen/dining area with access to the utility room. Off the corridor there is a separate living area, study, cloaks and WC.

At first floor there are three double bedrooms, one with ensuite and a separate bathroom.

The total floor area is 169sqm.

The proposed dwelling has been designed to minimise the impact on the surrounding streetscape. The large windows provide natural daylight and ventilation into all

bedrooms and living space. The material palette to be used is render with brick detailing and slate grey interlocking concrete roof tiles. The windows are to be aluminium.

Accessed off Tivy Dale Close there is parking for 2 cars and to the North – East of the property a private terraced area is accessed via the living space. To the front of the property is an open garden space.

Equality | Mobility | Access

The development will comply fully with all requirements of Approved Document 'M' and the criteria set out in the Mobility Housing SPG.

- The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided.
- Any transitions between hard and soft features will be less than 15mm in elevation.
- The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access.
- Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building.
- All ground floor rooms are fully accessible.

5.0 Sustainability Statement

- All efforts will be made to include sustainable and eco friendly features in the development to reduce energy usage and emissions.
- All construction materials will be locally or sustainably sourced where possible to further reduce the carbon footprint of this development.
- The building will have hi performance double glazed windows which should ensure a good level of natural light whilst not producing high levels of heat loss.

6.0 Concluding Statement

This design and access statement has been written in support of a planning application for the residential dwelling at No. 3 Tivy Dale, Cawthorne, Barnsley, S75 4EY.

The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

The design represents a balance of existing materials and new materials of which they implement each other and will be robust enough materials and will stand the test of time.

In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.