

# Land next to 244 Barton Hill Road Design & Access Statement

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DLA ARCHITECTS PRACTICE  
INTEGRATED ARCHITECTURE

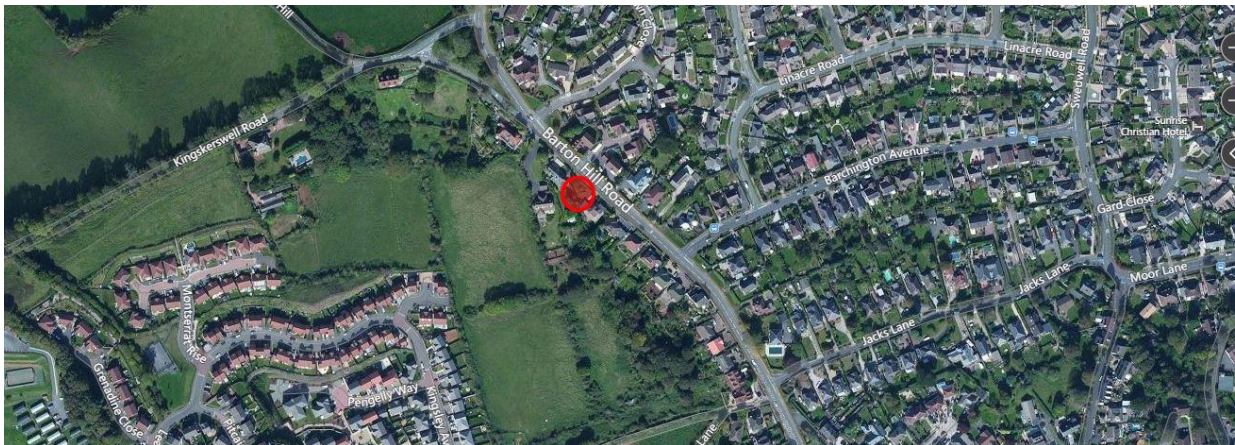


**Introduction:**

- This Design and Access Statement has been prepared and is submitted in support of a planning application to seek approval to build two, 2 bedroom semi-detached residential chalet bungalows with basement parking.
- This application is submitted on behalf of a Brother and Sister who have a lifelong connection with this area and site, living in the neighbouring property Fairhill (no 244) and building Sol-y-Mar (no 242) with their family many years ago. The application site has been derelict for over 40 years and this submission seeks to meet the Applicant family’s long standing ambition to build high quality dwellings on this site that would be an asset to the street and area.

**Site Location:**

- The site is located 4km north of the centre of Torquay and 0.9km west of Watcombe. The site is accessed directly off of Barton Hill Road.
- The site is located at the northern end of Barton Hill Road, opposite Chalfield Close.



*Site Context*



*Site Location*

**Site Characteristics:**

- The site is located within an established residential area. Many new housing developments of varying scales have been built in the surrounding area over the past few years. This site seems to be one of the last undeveloped plots of land along Barton Hill Road.

Examples of the surrounding developments:



*Kingsley Avenue – 3 storey, new residential development*

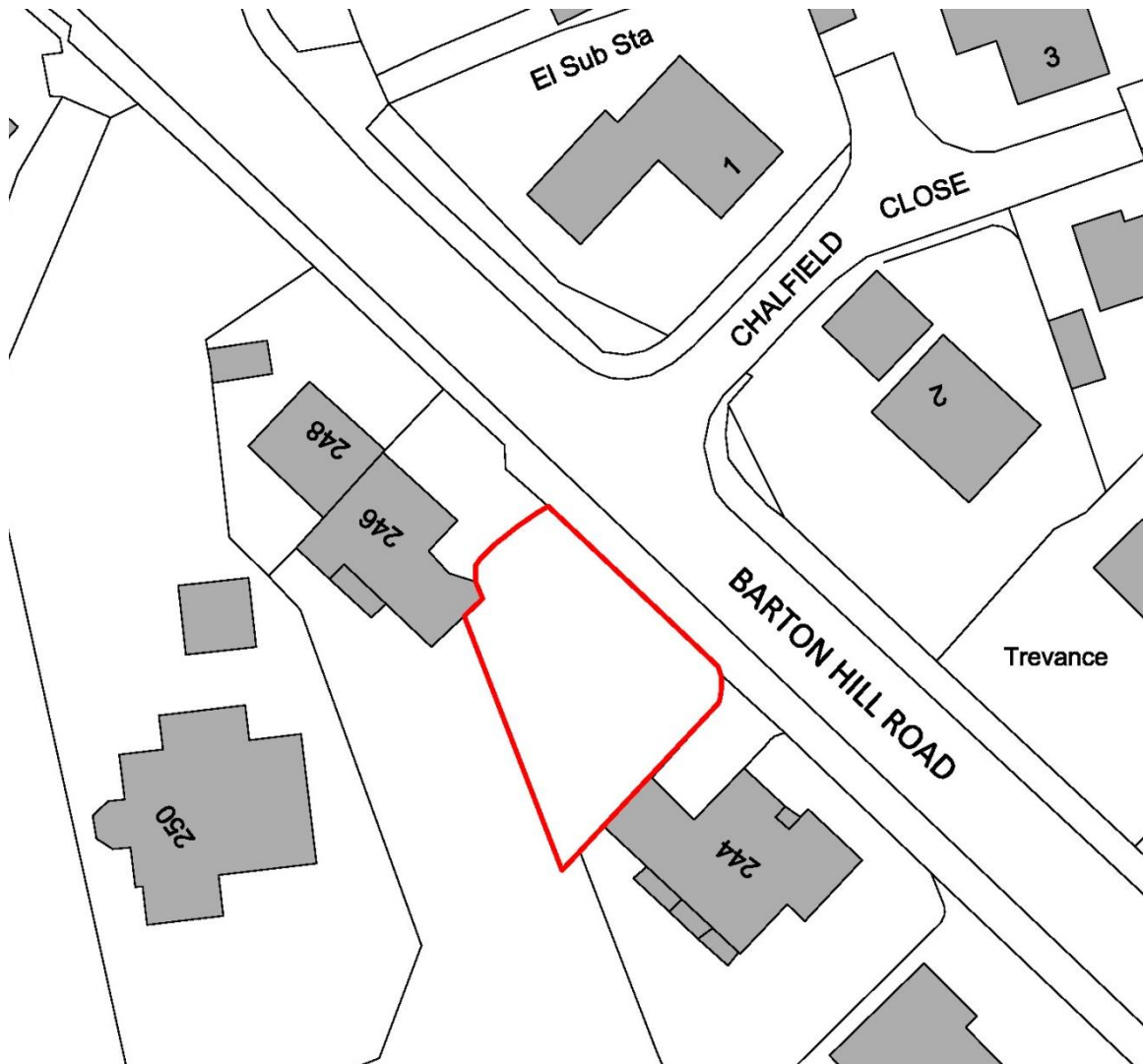


*1 Chalfield Close – Opposite application site*



*149 & 151 Barton Hill Road  
– 2 x two bed houses*

- The site sits between two existing residential chalet bungalows (Nos. 244 & 246 Barton Hill Road) . Opposite the site are two large 2 storey detached houses served off Chalfied Close.



*Existing Site Plan*

- The site is covered by rough grassland and has a tall dense hedge defining the western site boundaries. A low level stone wall within the site boundary runs along the north-east boundary fronting on to Barton Hill Road. A public footpath divides the road from the site.
- Barton Hill Road and the site slopes downwards towards the south-east.

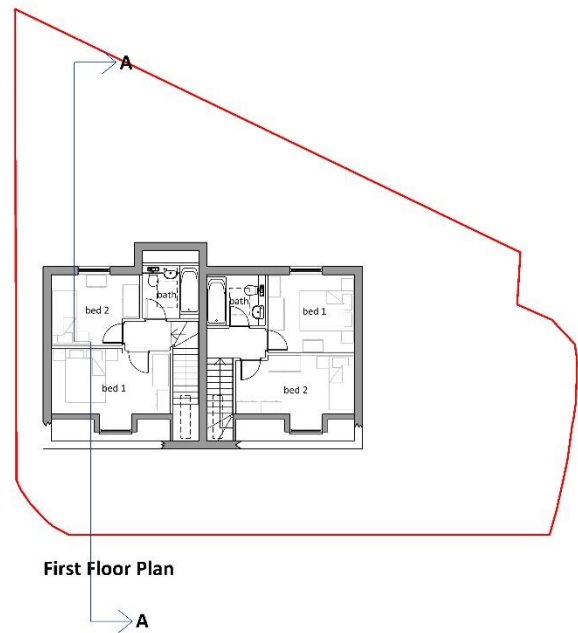
**DESIGN:**

**Amount:**

- The application is to build two semi-detached, 2 bedroom residential dwellings with basement parking.
- Each dwelling has access to their own private garden and amenity area.

**Layout:**

- The front of the houses are set back away from Barton Hill Road to line through with the established building line taken from the adjacent house, 244 Barton Hill Road.
- The site levels and slope have allowed for basement parking at the low side of the site.
- Both dwellings have a living room, dining area and kitchen located on the ground floor with two bedrooms and a bathroom on the first floor.
- Dwelling 1 has a generous balcony to the rear elevation to maximise private amenity space. A high flanking wall is proposed on the south east side of the balcony to remove any overlooking of the neighbouring property, no 244.



- A single detached house is located to the west of the site (no. 250 Barton Hill Road). The rear elevation of the proposed dwellings is approximately 20m away from the gable elevation of this existing house. A 4-5m high by 4m deep existing hedge runs along the western site boundary creating a significant visual barrier between the two sites. This existing hedge is within the neighbouring property of no. 246 with their garden running between the site and no.250. An existing tree and a second high hedge on the other side of this garden also provides additional

visual barriers. Due to the distance of no. 250 and the existing landscaping, overlooking is not considered an issue.

**Scale:**

- There are varying scales of housing around the application site. The housing along Barton Hill Road is mainly chalet bungalows with larger dormer windows; although there are a number of full 2 story dwellings also.
- The road opposite the site, Chalfield Close has larger 2 and 3 storey houses which can be seen in the perspective image below.



- The surrounding residential houses have influenced the overall massing and height of the proposed dwellings, resulting with an appropriately scaled building which relates comfortably with the existing adjacent houses.
- The first floor bedroom accommodation is located within the roof space reducing the overall height requirements.

- Like the neighbouring house no. 246 the roof pitch is asymmetric allowing the eaves height to the rear elevation to be higher than the eaves on the front elevation. This allows the ceiling levels on the first floor to be more generous and provide more usable floor space to rear of the dwellings. Many houses along Barton Hill Road have extended within their roof space, especially on the rear elevations. This can be seen on the image below:



**Appearance:**

- Barton Hill Road also has a vast mixture and styles, materials and detailing used. Below shows a small selection of the types and variety of housing.



*Barton Brow, Barton Hill Road*



*Kirkuk, Barton Hill Road*



*244 Barton Hill Road*



*240 Barton Hill Road*



*232 Barton Hill Road*



- Although there is a vast range of styles and materials used, the design has been carefully considered to fit in with the surrounding overall vernacular.
- Feature stonework is used around the front of the basement parking level which continues in to the front entrance steps & walls. This allows the existing boundary stone wall to continue to wrap around into the proposed dwellings to give a sense of connection between the old and new.



*Proposed Front Elevation*

- The ground floor level is mainly white render with an interlocking slate roof. The roof is half hipped relating to the many existing hipped and half hipped roof forms along Barton Hill Road.
- Blue/grey facing brickwork is used around the side and rear elevation. The brick colour compliments the white render, grey stone and interlocking slate roof.

### **Sustainability:**

Designing the dwellings to be sustainable and low energy has fully informed the design principles. The Applicants are considering the following to deliver sustainability:

- Building orientation, windows positions & window sizes to maximise both passive and solar gain.
- High levels of thermal insulation within the cavity walls, roof & floors.
- External doors and windows to have low u-values with improved thermal performance.
- High quality materials increasing the lifespan of the building and reducing ongoing maintenance.
- Improved detailing to avoid thermal bridging and increased building air tightness.
- Source local stone and other local materials where possible.
- Highly efficient boilers with comprehensive heating controls.
- 100% low energy lighting throughout.
- Cycle storage to promote the use of sustainable forms of transport.
- Dedicated area to store recycling & refuse.

**Landscaping:**

- The applicant is aware that landscaping can be instrumental to the setting of the site. The western boundary is dominated by an existing hedge, although a flower bed has been included along this boundary as it should still receive morning to afternoon sun.
- A landscape strip runs along the entire front north-east boundary. As the houses are set back a small front garden is included in front of dwelling 2.
- Stone raised flower beds have been incorporated alongside the entrance steps.



*Proposed Site Plan*

**ACCESS:**

**Accessibility:**

- The site is accessed directly off Barton Hill Road. A public footpath runs along the north-west boundary of the site connecting to a network of public footpaths to the surrounding areas.
- Barton Hill Road slopes downward towards the south-east. Like most properties in the surrounding area, to assist with the challenging level differences external steps are required to access the front doors. Effort has been made to minimise the number of steps required.
- There is an existing dropped kerb that serves No. 244 to allow car access on to their drive. This dropped kerb is required to be extended in accordance with Torbay Council Highways requirements. Please see drawing 1047-001-P1.

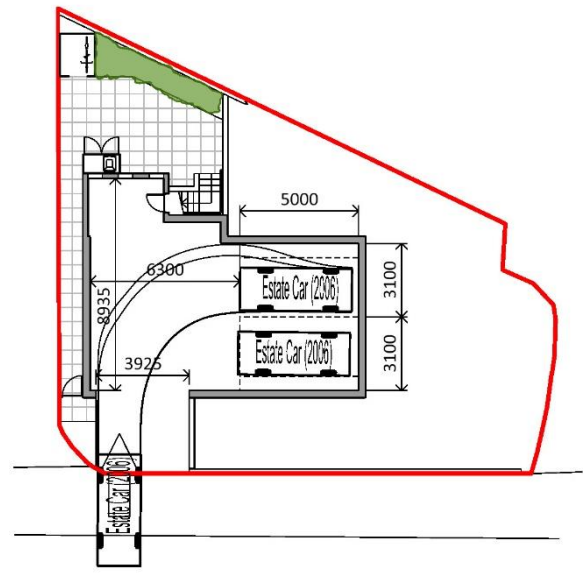
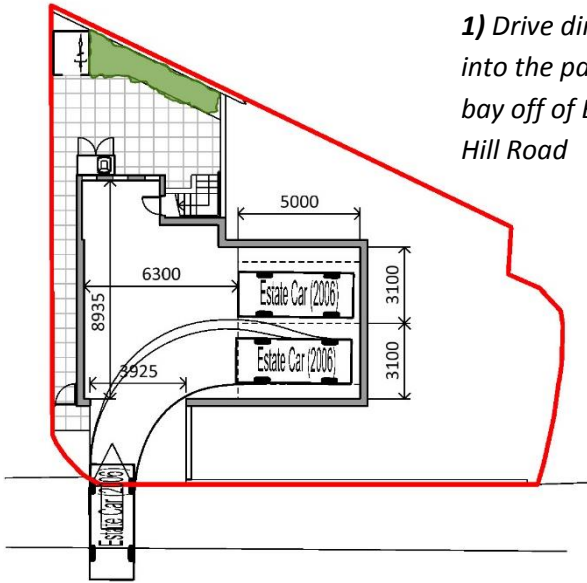
**Parking:**

- The accommodation of basement parking has been fundamental to the overall design. The design has ensured adequate vehicle access for all car sizes including longer estate cars and larger 4x4 cars.
- The design of the parking has allowed sufficient space and turning area for cars to enter and exit in forward gear from and on to Barton Hill Road. The parking bay sizes are generous at 3.1m wide by 5m deep.
- The next page shows vehicle tracking of a large estate car successfully parking into both spaces.

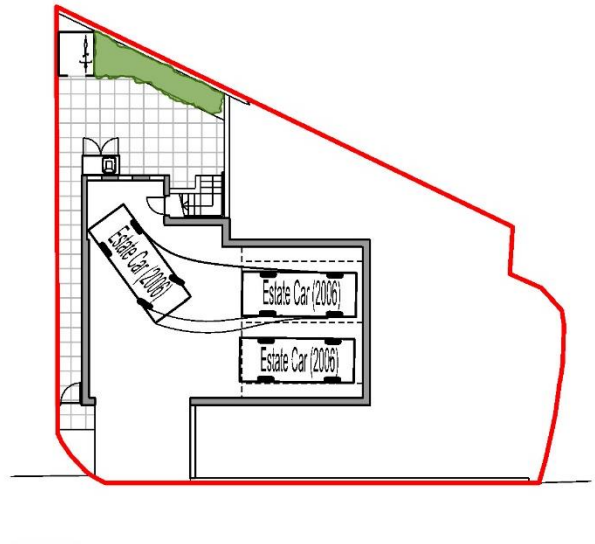
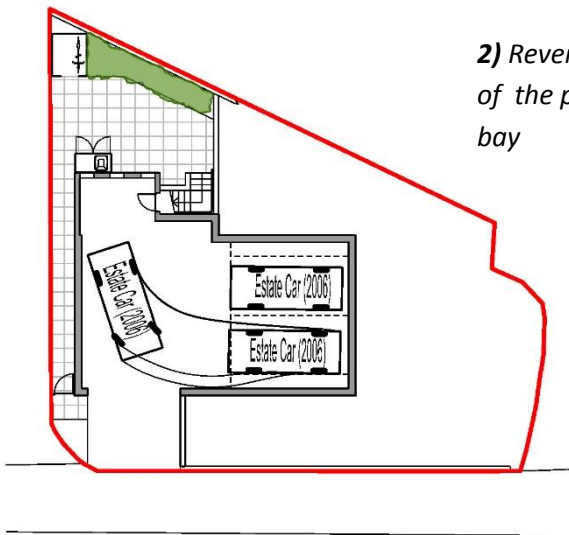
**Parking Bay 1**

**Parking Bay 2**

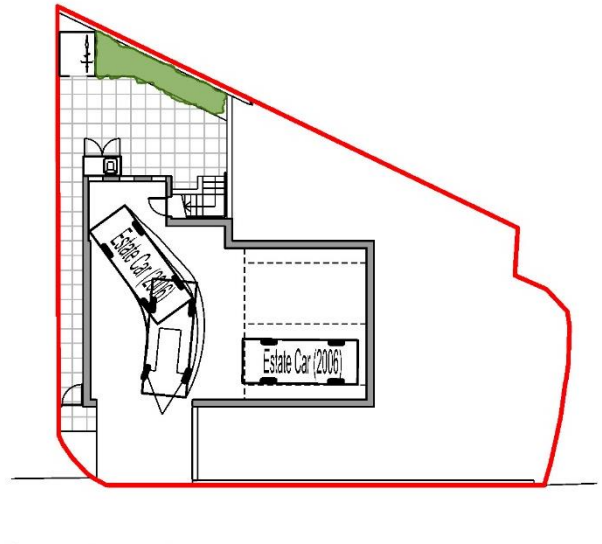
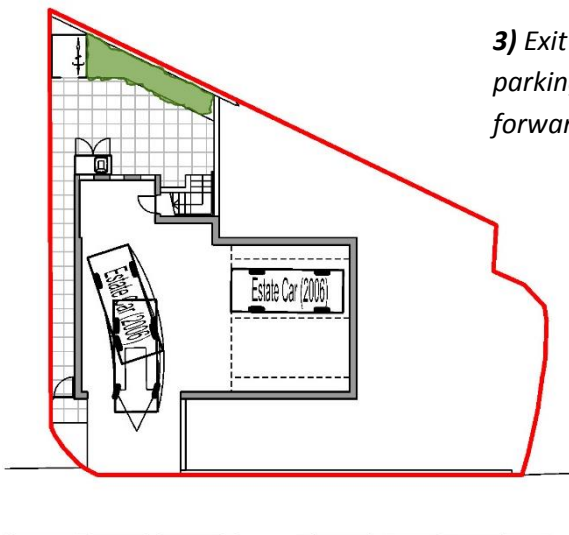
**1) Drive directly into the parking bay off of Barton Hill Road**



**2) Reverse out of the parking bay**



**3) Exit basement parking in forward gear**



**Cycles:**

- Lockable covered cycle storage has been included for each dwelling. Each dwelling has this cycle storage located within their rear gardens. This should give safe storage for cycles and promote usage.

**Shops & Leisure:**

- A selection of shops & outlets are available within walking distance. A couple of food stores are within 500m walk of the site down Barton Hill Road. More shops are available further along this road.

**Public Transport:**

- There are local buses accessible 120m away from Barchington Avenue. Bus numbers 31 & SB5 stop here giving regular transport to Watcombe, Shiphay & St Marychurch.
- Torre Train Station is 1.9miles away giving connections to Paignton and Exmouth.

