

15 October 2015



Planning & Development
BARNLSEY COUNCIL
PO BOX 634
Barnsley
S70 9GG

DESIGN & ACCESS STATEMENT – LAND BETWEEN 298 & 300 HOUGH LANE | WOMBWELL | HOUSING DEVELOPMENT

1.0 INTRODUCTION

1.1 This Design & Access Statement has been prepared in relation to LAND BETWEEN 298 & 300 HOUGH LANE, WOMBWELL, BARNLSEY for MRS. N. ADEBAJO of 8 WHIRLOW GRANGE DRIVE, SHEFFIELD, S11 9RX.

1.2 The site address is as follows:-

LAND BETWEEN 298 & 300 HOUGH LANE | WOMBWELL | BARNLSEY

1.3 The general aims of the project are to provide a small residential development to an infill site, in a predominantly residential area.

1.4 The proposed works will involve the erection of a two storey building, providing 2no semi-detached dwellings with off-street parking.

The lands are accessed from a private lane between no.'s 298 & 300 Hough Lane, and are set back from the main road/building line.

Each dwelling will have private amenity space to the rear, and the private driveway to HT'A' affords 2no. car parking spaces, with 1no. on street parking space allocated HT'B'.

1.5 Careful consideration has been given to avoid the overlooking of existing housing adjoining the site, and the siting and massing of the proposed building is sympathetic to these requirements.

2.0 USE

2.1 The proposed use of the site is to develop a residential scheme in an existing residential area, providing proposed living accommodation for 2no. families.



3.0 EXTENT

- 3.1 The proposal is for 2no. semi-detached dwellings of 62/87m², which would accommodate families requiring 2/3no. bedrooms. The building will be form an 'L'shape, which closes the vista to the end of the private lane, and supervises the public walkway which links Sokell Avenue to Hough Lane. The roof ridgeline will not exceed that of existing dwellings surrounding the site.

4.0 LAYOUT





- 4.1 The site is rectangular in shape and is accessed from a private lane, off Hough Lane. The site has dwellings adjoining the the northern, southern and western boundaries. Dwellings to the north and west are gable-on to the site, and the dwellings to the south back on to the site. Although there are windows overlooking the site from the existing dwellings, these are not from habitable rooms, and the proposal has taken visibility splays into account, as set out in the 'Supplementary Planning Documents'. Due to its orientation, the proposal will not cause undue overshadowing of the surrounding dwellings.
- 4.2 The adjacent neighbours will benefit from the increased privacy and security that the proposed development will offer.

5.0 SCALE





- 5.1 The neighbouring properties have been modelled to approximate the relationships of scale between the houses; this is demonstrated in the perspective images that accompany the application.

6.0 LANDSCAPING

- 6.1 The site slopes slightly down from north to south. All existing fencing and planting to boundaries will be retained where possible, and proposed additional planting will further soften the boundary lines, and screen existing dwellings from overlooking.
- 6.2 The proposed rear gardens have been designed to provide adequate amenity to both dwellings. The 2 bedroom dwelling will have a rear courtyard style garden.

7.0 APPEARANCE

- 7.1 Materials used on the proposals will respect the existing surrounding dwellings where possible, and will follow the precedent of Hough Lane.

8.0 ACCESS

- 8.1 The existing lands are accessed from a private lane between 298 & 300 Hough Lane. The lane is level, and the site slopes slightly to the north, from the access lane. Proposed dwellings will have a level entrance to allow freedom of movement and independence to an ambulatory disabled visitor.