Design and Access Statement

For

Planning Application for 3 blocks of semi-detached houses

At

The Worsbrough Common Depot,

Highstone Avenue

Barnsley S70 4LG

History

A previous application has been approved for a development of flats. This application no. is 2010/0010. This application No. 2012/1382 is again for residential use being for semi-detached housing instead of flats. As per the previous application the houses were set over three floors and did increase the roof ridge line. We are now changing this to semi-detached housing set over 2 floors with hipped roof and lower roof ridge line, after consultation with planning Officer Steve Kirkham.

This Application

Companion Information – Refer to companion drg

Proposed Development – 3 blocks of 3 bedroomed semi-detached houses.

General

The site was a former depot with existing vehicular access.

This access is to be modified slightly as shown but generally retained.

Off road parking has been created to the side of plot 1, the balance of the parking is to the rear of the development.

Vehicular security has been discussed and a high level lighting column has been incorporated.

The right of way access to the adjacent plot has been retained.

All properties have adequate amenity space.

Existing services

The planning application to be conditioned subject to a satisfactory diversion scheme being produced by the developer and agreed with Yorkshire Water – agreed

Property Layout

All properties have been positioned to minimise overlooking of other properties.

Giving adequate access to and around each property.

Scale

The new dwellings are in proportion to the existing properties.

The overall mass of the dwellings appears reduced by the nature that they are 3 No. blocks.

Landscaping

The front area shall be picket fenced and laid to lawn and shrub.

The rear garden to be laid to lawn with shrubs.

The large area adjacent to plot 6 to be laid to lawn and shrub.

Objective

To create additional accommodation utilising the large plot size whilst limiting the impact on its surroundings. Constructed in a sympathetic style to the existing property.

Appearance

All wall/roof materials to be agreed with the planning department. Proposed materials: - Hansons Chidwell multi bricks, roof tiles Sandtoft Calder Grey.

Disabled Access

A ramp shall be provided to all entrances with flush thresholds. All door widths shall comply with wheelchair access.