

**DESIGN AND ACCESS STATEMENT
PLANNING APPLICATION FOR ERECTION OF
2 STOREY DWELLING
LAND AT 110 NEW STREET, DARFIELD, BARNSLEY**

**NYP REF 42/08/DAS 01A
June 2011**

This Design and Access Statement has been prepared to accompany a planning application for a proposed new dwelling at land at 110 New Street, Darfield, Barnsley.

OVERVIEW

Darfield is a former mining village, the colliery closed in the early 1990, is situated approx 4.5 miles from the main town of Barnsley, it has a population of approx, 10,000.

The village has 3 primary schools and 1 comprehensive school. There is a post office and several shops in the village centre as well as a number of public houses dotted around the village.

The village is well served with a regular bus services and local taxi service. The nearest train station is Wombwell Station approx. 2 miles away.

THE SITE

The site is located on New Street, Darfield and is currently used as a garden area to no 110. OS plans dated December 1961 show the site did have buildings on it which we assume as terrace homes.

The adjoining site to the west, originally a large open site used as a paddock area has now been split up and fenced off, assumingly to separate owners.

THE PROPOSALS

The proposal is for erection of a two storey dwelling.

1. Design

It is intended that the design of the new dwelling which is in keeping with the surrounding dwellings whilst incorporating modern design requirements such as DDA and refuse collection:-

- a. Art stone lintels over windows and doors.
- b. Brickwork walls and roof using brickwork and slate/tile all to match existing.
- c. Position of windows are located that overlooking issues are eliminate.
- d. A parking space will be provided at the side of the new dwelling.

2. Materials

The external walls of the dwelling are to be constructed in facing brickwork to match existing (Hanson Edwardian Dragface) and the new pitched roofs to be covered with Eternit Riverdale Slate colour blue/black.

3. Hedges and Landscaping

An existing leylandii hedge will need to be removed to enable the development to be built, this will be kept to a minimum.

Paths and paved areas will be covered with "Marshalls Tegula Blockpaving colour "Harvest". SUDS type paving.

The garden area to be rear of the development will be turfed.

4. Layout

The proposed dwelling consists of 2 floors:-

Ground Floor: Sitting room / Dining, Kitchen, Store & WC.

First Floor: Bed 1, Bed 2, & Bathroom.

Ground floor incorporates toilet facilities raised power outlets as required in Part M of the Building Regulations.

5. Design Out Crime

Good quality doors and windows will be installed to deter possible break-ins, including security lighting and security alarms.

ACCESS

6. Highway Issues

New Street is a very quiet road only serving as a through road from Snape Hall Road to St Marys Road and to access the properties adjoining it. We do not envisage any highways issues.

Car parking has been provided within our site for the new dwelling to alleviate on street parking.

At this time two vehicles are parked on the application site, our client has advised that the tenant doesn't own these vehicles, can not drive, is allowing a friend to park the vehicles there with out the clients permission and the vehicles are not owned by any body living on new street.

7. Disabled Access

The site is level from New Street but fall steeply at the rear (1 No approx storey).

The main entrance door will have level access with bin storage on the new drive. Stepped access would only be available to the rear garden area due

to on site levels, disabled access could be achieved by installation of stair lift by the occupant if this was so required.

OTHER

8. Carbon Issues

The new building will be constructed to meet the requirements in the latest Building Regulations including: thermal, ventilation, heating, lighting and materials specified to ensure the new dwelling provides a low carbon footprint.

9. Recent Planning Application

A planning application was refused for this site in August 2008 (Planning ref 2008/1003) for the following reasons:-

1. Proposal was considered piecemeal development.
2. Loss of parking area to no 110.

Piecemeal Development

The development site is located next to an area of land which up until recently was used as a paddock area, but has now been split up in to smaller fenced off areas.

A number of infill type developments have been built on New Street over the past few years, we believe this development is no different and should be classed as an infill type development and not piecemeal development as this would require the application site to be bought and developed at the same time as the adjacent sites which is highly unlikely.

The application site is a small area just 120m² which would have no bearing on a larger development.

We feel the only way this area can be improved is to encourage new dwellings to be constructed wherever possible.

Loss of Car Parking

A parking space will be provided in the development site for the new dwelling. 110 parking see 6 above, although it should be noted that the client could sell the site on to a developer, who would fence the area off & revoke any parking rights for 110.