

CLIENT : MR D HYDE
PROJECT : RESIDENTIAL DEVELOPMENT AT HILLTOP,
BRIERLEY, BARNSELY
JOB NO. : 3742

DESIGN & ACCESS STATEMENT

The Context

This Design and Access Statement accompanies the full Planning Application for development of land adjacent no. 30 Hilltop, Brierley, Barnsley. The application is for 1 no. 4-Bed detached dwelling and associated garage.

The proposed site for the new dwelling is in the grounds of no. 30 Hilltop. The existing property has large gardens to the north, north-west and west of the dwelling. The proposed site is to the north-west of no. 30.

Planting within the site is generally comprised of low shrubs and a few trees located mainly towards the site boundaries. The site is approximately 0.068 ha (0.17 acres). The site slopes evenly downwards from east to west. There is no known public access through the site.

The proposed site is located in a predominantly residential area comprising mainly of 2 storey semi-detached dwellings and 2 storey detached housing. The residential area stretches around Hilltop, with an area of kept grass in the centre. The existing properties are set back from the road creating small front gardens. The age and style of the context is predominately 1960/70s dwellings. Elevational treatments are mainly red brick with a painted rendered upper storey.

No. 30 Hilltop to the south-east of the application site is a brick and render, detached dwelling with pitched roofs with attached garage. To the western side of the site are open fields, with Brierley village centre and residential properties to the south and east. Open space in the area is taken up by private gardens. Surrounding the village are farms and associated fields.

The main routes that feed into the area are the A628 (Barnsley Road) to the south of Hilltop. This leads to Barnsley to the south-west and Hemsworth in the north-east. Along this road, less than 150m from the site, is a regular bus service to Barnsley and Hemsworth.

There is a convenient cluster of local amenities, shops and facilities that are within 2.5km of the site. Such as a bakers, off-licence, butchers, doctors, dentist, pharmacy, post-office, newsagent, convenience stores and supermarket (Nisa).

The site is also within walking distance of 5 primary schools and Willowgarth High School. Within 5km are 3 further secondary schools. There is a range of local leisure facilities including a nearby Pub.

The Proposal

The main access to the proposal will be from the shared drive to no. 30 Hilltop. The whole site is intended for the sole use of the occupiers of the proposed house.

The proposed dwelling is 2 storeys, with a pitched roof with dormer windows, matching that of properties on Hilltop, and traditional construction, which are in keeping with the residential context. The elevations clearly show how the new blocks would sit comfortably within its context and give an indication of scale and massing, with detail design reserved for future approval. In terms of human scale the front facade is of a size and appearance that is domestic and not overbearing with the entrance signalled by the use of traditional pitched porch. The design of the dwelling is in keeping with the adjacent residential development, and the agricultural surroundings. Elevations are of red brick with arched brick headers and brick cills, and a pitched roof of red roof tiles. Windows are upvc framed and designed with traditional proportions. The entrance is further highlighted by the use of render.

The house is designed and orientated so that anyone approaching the site is clearly seen – trespassers or potential burglars etc are therefore highly visible and thus deterred. Windows to the front and rear help aid this protection by surveillance. The proposed garage is kept at a higher level than the proposed house, which is stepped lower to work with the existing topography.

The stairway is compliant with Part K of building regulations. There is one toilet on the ground floor, the main pedestrian entrance level and lowest floor with living accommodation.

The proposed house is intended purely for residential use and will be numbered with suitable sized lettering.