DESIGN AND ACCESS STATEMENT IN RESPECT OF A PROPOSED DEVELOPMENT OF TWO COTTAGES ON A SITE OFF DARLEY YARD, WORSBOROUGH DALE, BARNSLEY

DESIGN

USE

The site is currently vacant and is in an area of predominantly residential property. The north western boundary of the site adjoins Worsborough Park and to the south west is an existing group of buildings consisting of three cottages and a commercial unit that has been used as a small scale garage and car maintenance premises. This part of Darley yard is served by a private drive providing access to the three existing cottages and the garage building.

AMOUNT

The proposal is to erect two No. detached cottages which will be modest in scale which will bring the total of individual dwellings served by the private drive to five.

LAYOUT

Both dwellings will be located side by side with their rear elevations facing towards the park and their front elevations and dives/parking areas served directly off Darley Yard. It will be possible to exit the private drives in a forward gear so that long reversing manoeuvres are avoided.

Separation distances between the new dwellings and existing property will be compliant with design guidance issued by the LPA as will the private amenity spaces allocated to each dwelling.

Darley Yard itself adjoins a short section of adopted highway prior to the junction with High Street.

SCALE

Although this application is for outline approval only at this stage, it is envisaged that the new dwellings will be two storey in height. All surrounding property is generally two storey and therefore the scale of the development would be compatible with those dwellings surrounding the site.

LANDSCAPING

Any existing site boundary shrubs and hedge screening worthy of retention will be kept wherever possible. There is no established landscaping within the site.

The proposal creates private garden areas which will of course be landscaped by the individual occupiers, however it is proposed to introduce a basic landscape framework consisting of shrub and tree planting along the site frontages with the access road.

APPEARANCE

The external built form will be of good quality materials and may be appropriately constructed in stone with slate roofs although these details would ultimately be part of a 'reserved matters' application should this 'outline application' be approved. The new dwellings should, harmonise with the existing settlement.

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ACCESS

The only vehicular access to the development will be via Darley Yard, an existing access road served directly off High Street.
The existing shared private drive has no excessive gradients and will be suitable for use by disabled persons. The private drives to each of the dwellings will be suitably surfaced, sealed and drained. Access into the houses will be easily negotiated and again level access will be provided for people with disabilities.