

Design and access Statement for 3No dwellings at Rimmington Road, Wombwell, Barnsley.

Background:

The application is for residential development comprising the demolishing of existing vehicle workshop, lawn mower repair and garages to rear of workshops to erect 3No dwellings on the land.

Site:

The site lies on the north edge of the residential area of Wombwell, Barnsley.

The site slopes down at the northern end. Access to the site will be new driveways from Rimmington Road.

Layout:

To be respectful and to prevent loss of any amenities to adjoining properties. The planned layout of the buildings will be of traditional domestic layout and all parts of the buildings will provide a practical use of the site.

The dwellings will be sited adjacent Rimmington Road and will be designed to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout will provide access to public and private areas externally and does not affect any access to adjacent properties, outside the applicants control.

The design and access of the site provides a safe environment for domestic dwellings. The private spaces of the proposed dwellings will be secure and segregated between each dwelling. There is no proposal for a communal or public space on the site.

The existing planting and trees at the northern edge are to be retained. This will give the site adequate privacy and at the same time making the development appealing and inviting.

Scale:

The design of the proposed dwellings will be of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.

Landscaping:

The proposal is for the garden areas to remain generally as lawn with low level planting, dictated by personal taste of the occupants to compliment private designed areas such as patios. The existing gradients on the site will be retained and no filling or cutting is intended.

Access:

The site will be accessed, both for vehicular and pedestrian from new driveways off Rimmington Road.

Access in to and around the interior of the dwellings will provide movement that complies with standards as set out in the current Building Regulations. There will be no access constraints to the ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. Local bus services are good and frequent.

Local roads are in good repair and vehicular access to the site from the main road will be good.