Design And Access Statement

For .

Planning Application for 3 blocks of semi detached houses
At
The Worsbrough Common Depot,
Highstone Ave
Barnsley.

History.
A previous application has been approved for a development of flats. This application no is 2010/0010.
This application, is again for residential use this application being for semi detached housing instead of flats.
As per the previous application the houses are set over three floors and does not increase the height to roof ridge line.
Several schemes were produced and tabled for discussion with Barnsley MBC planner—Steve Kirkham.
Steve's comments have been taken on board and incorporated into the application.

This application
Companion information.—Refer to companion drg Nos MH/01 + MH / 007

Proposed Development— **3 blocks of 4 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.

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 areas shall be open plan laid to lawn and shrub.
Rear garden to be laid to lawn with shrubs.

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

Appearance- All wall / roof materials to be agreed with the Planning dept.

Disabled Access—A ramp shall be provided to all entrances with flush thresholds. All door widths shall comply with wheel chair access.