DESIGN & ACCESS STATEMENT

OUTLINE APPLICATION

PROJECT TITLE

Proposal for the creation of Residential dwelling

at land located at 59 Huddersfield road,Darton, Barnsley, S75 5NG

JOB NUMBER

2215

CLIENT

Mr M Spooner

DATE

Sept 2022

Prepared By:

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1.Introduction

This Statement has been prepared by Cadvis3d in support of an outline planning application for a residential detached dwelling.

The application is submitted in outline with all matters reserved for future consideration.

It describes the site and surrounding area and the proposed development. It describes the design ethos underpinning the proposals, considering issues of use, amount, appearance, scale, landscape, access and sustainability.

It should be read in conjunction with these documents, which inform, shape and support the final design, together with Cadvis3d's plans and drawings.

The Design and Access Statement has been prepared in accordance with National Planning Policy Guidance and demonstrates the commitment of the developers and designers to achieving Good Design and meeting the requirements of planning policy and legislation.

2. Existing use of site

Existing garden to number 59 Huddersfield Road

Land is located West of 59 Huddersfield Road.

The buildings in the surrounding area are constructed in a mixture of materials and facades, including brick and render finishes.

The site has mature gardens, with raised planters and various small sheds and patio's

3. Design Principles and concept

The application seeks to construct a 2 / 3 bed property with shared driveway and ample outside amenity space at the rear.

3.1 Scale

Scale is a reserved matter, but Illustrative drawings are provided to show the design approach and likely scale of development.

A detailed analysis of the constraints to development has been undertaken which includes:

- *protecting ecological important habitat and species and enhancing biodiversity,*
- *managing surface-water run-off,*
- *maintaining and enhancing hedgerows & tree-planting,*
- *ensuring sufficient space is available for parking and access*

The result demonstrates the site's ability to cater for 1No home as shown in the illustrative plan. It is envisaged that the property will be two to two-half-storey to complement the varied scale of existing houses on Huddersfield Road.

3.2 Landscaping

Landscaping is a reserved matter.

The aim is to reinforce all new boundary vegetation around the site perimeters, and introduce boundary planting between gardens and using timber hit and miss fencing

3.3 Sustainability

The outline proposal seeks to secure the principle for a sustainable housing extension to the area

3.4 Energy Efficiency

The property will use modern, efficient materials and sustainable principles throughout to justify the embodied energy of the build against lifetime energy savings made.

Scheme to include:

- High Levels of insulation and air tightness
- Highly Efficient gas / hydrogen boiler
- Natural cooling and ventilation
- Low energy LED light fittings throughout
- Rainwater Collection & recycling
- Water saving taps and flow regulating access valves
- Dual flush sanitary systems
- Low E, Argon gas filled double glazed windows
- Sustainably sourced soft wood joinery

In terms of the Building Regulations the heat/energy loss of all individual elements of the building such as walls, floors, windows, etc. will be designed to either meet or exceed the requirements of the regulations. This equates to a vast improvement in energy efficiency and lower running costs over the life span of the houses.

3.5 Amount of Development

The development parcel is a modest size, with a shared driveway

3.6 Layout

Layout is a reserved matter.

No detailed design of the scheme has been prepared, with a number of principles to be refined at a future stage. However to demonstrate how the land can be developed a set of indicative layout drawings are submitted with the application to show the potential siting of the property parking facilities, open spaces around the boundaries to the site.

The layout shows the proposed new housing in context with existing buildings and local roads.

The illustrative layout plan has been informed by the site constraints and characteristics, hedgerows and proximity to existing houses.

3.7 Appearance

The detailed house designs have not been fully settled and 'appearance' is a reserved matter.

The application includes a site plan context drawing for illustrative purposes only.

3.8 Materials

The final palette of materials will be a matter for consideration at the detailed planning stage and subject of a planning condition. However it is envisaged that wherever possible the new house will be constructed from materials that will have a reduced impact on the environment, drawn from a mixed palette of traditional materials.

The texture, colour, pattern and durability of materials will have synergy with the individual designs and contribute to quality of the appearance of the development and its distinctive character.

4. Access

Access is a reserved matter.

The development is proposed to be served by the existing driveway accessed onto Huddersfield Road. This will require some alterations to accommodate and to achieve maximum visibility in both directions. This will result in a shared driveway.

5. Public Transport

Regular Bus services and taxi services are close by, with good transport links to both Wakefield and Leeds.

6. Technical Documents

6.1 Flood risk assessment

See submitted FRA

6.2 Yorkshire water

The applicant took a pro-active approach, by carrying out a CCTV survey of all drains within the boundary of the property. No drains were found to run across the development site and Yorkshire water plans show no assets.

6.4 Coal Mining Report

See submitted CMRA

7. Conclusions

This Design and Access Statement accompanies an outline planning application for a residential development consisting of 1 new build property on a parcel of land located on Huddersfield Road, Darton

The outline proposals and indicative layout have been informed by a series of technical reports, which are submitted with the application.