Design & Access Statement

Proposed Residential Development at
17 Keresforth Hall Road
Barnsley

Prepared by
White Agus Partnership
Providence Villa
42 Sackville Street
Barnsley
S70 2DB

White Agus Partnership

Surveyors and Building Design Consultants

Site Address:

17 Keresforth Hall Road
Barnsley

Date:

28th September 2011

Contact Details:

	Aplicant Details		Agent Details
Name:	Mr L. Forster & Ms A. Dunlavey	Name:	White Agus Partnership
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Introduction

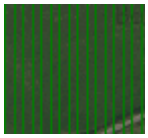
This Design & Access Statement accompanies a Full Planning Application for a 5no bedroom detached dwelling on the site of 17 Keresforth Hall Road, Barnsley.

Policy & UD





 = Housing Policy Area

 = Green Belt

Site & Surrounding Area



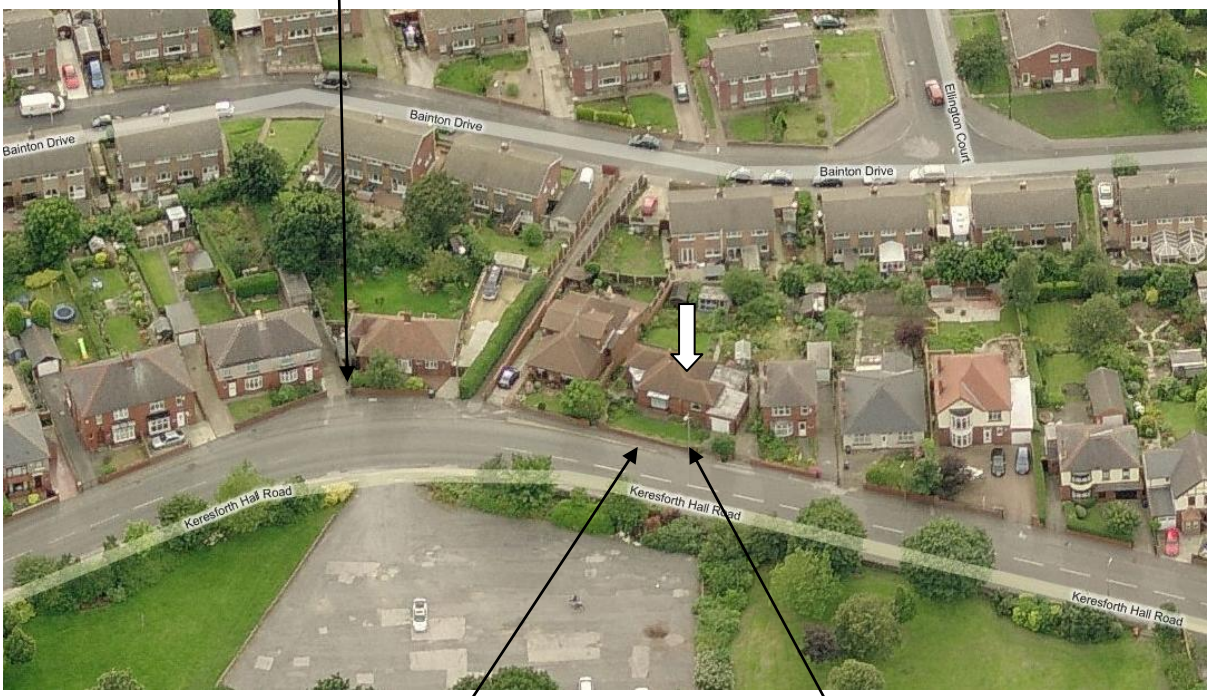
The site is immediately surrounded by an array of 2 storey dwellings, council housing and dormer bunglows. There is no particular pattern of materials or building style.



Nearly all of the dwellings located along Keresforth Hall Road are Large Detached dwellings. All with individual character and bespoke features which adds a 'grand' feel to the area.

To the East of the property is situated is Locke Park. The park is a grade 2 listed landscape, and is the largest public amenity and hertiage site in central Barnsley. The park covers and area of 46.2 acres, and a fine example of largely unspolit Victorian public park in its design and layout. One of its distinctive features is Locke Tower, completed in 1877. The Park is held in trust for the people of Barnsley by the Barnsley Metropolitan Borugh Council.







Social & Economical Characteristics

Social Context

The surrounding area aprears to be predominately family orientated. The majoirty occupy local and ex-local authority dwelling houses, of which can be described as medium layout density.

The introduction of 5 bedroom detahced dwelling to the area will have an insignifcant impact on Barnsley wider infrastructure demands, nor will it make any noticeable impact to person numbers within the immediate areas.

Up until the date of this document, the site has not suffered any problems in regards to tipping, vandalesim or any activity which may cause negative effect.

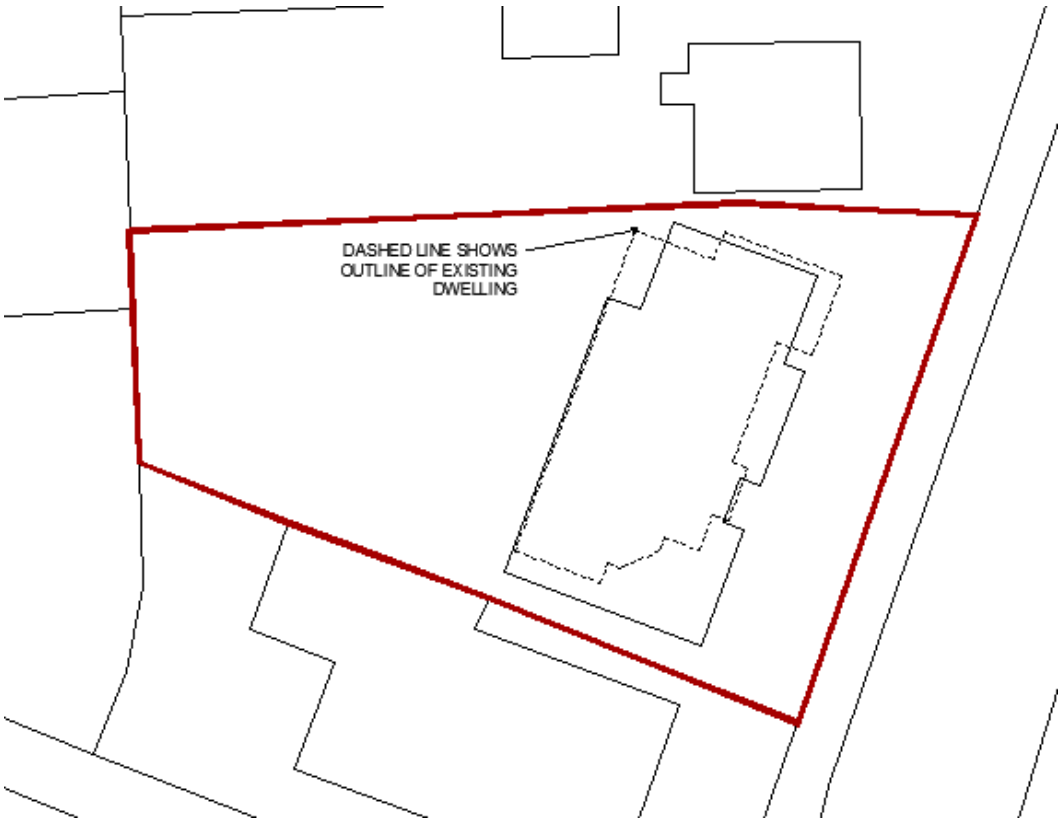
Economic Context

The impact the scheme will have on the econonmy will be negligible. However, it will provide jobs to local tradesman.

Amount



The proposed property will conform with the up-to-date Building Regualtions and thus provide the benefits of improved acoustics, thermal and fire-resistance.



Layout

The front boundary is a 700mm high brickwall.

The site at present has a concrete access, to the garage, which is secured by an access gate.

The layout of carparking sees the property having 2 spaces.

The layout of the dwelling are shown on drawing 11-042-09A, which accompanies the fullapplication.



The site at current has a significant slope from front to rear. The proposal will make positive use of the slope by making use of space at lower ground level. As you look at the existing dwelling from the rear the property has a significant amount of blank brickwork between floor level and ground level, this will be irradicated in the proposed scheme. Boundary treatment will be added to the rear of the site to add privacy to the houses located on Bainton Drive.

Scale

The proposed dwelling from the front will be 2 1/2 storeys in height, with approximately the same footprint as the existing housing located on the site.

All habitable rooms have been designed in a manner that allows privacy from neigbouring properties, with non-habitable rooms, which will incoperate frosted glass, on the elevations which face adjacent properties.

Landscaping

Hardsurfacing to the site will be a mixture of traditional sett paving with macadam road surfacing.

Planting within the site will be carried out by an independant specilist who will be given the specification of producing features to compliment the proposed dwelling.

Apperance

The proposed dwellings are set by no precendent within the local area, however it seemed more sensible to match the materials to the more desirable properties around and about.

Access

Access to the site will be from the existing entrance.