Design and Access Statement

Proposed detached house on three levels,
Site to north side ;
Earlesmere Drive
Ardsley
Barnsley

For
SILKSTONE Developments

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DESIGN

OUTLINE OF THE SITE

The site of approx 820 sq. metres currently has a block of 5 out dated lock up garages on the site, in need of re-furbishment, and a number of badly maintained car parking spaces. In more recent years this area has been neglected and is in need of an upgrade.

The site has a good frontage along Earlesmere Drive, The land to the rear is steeply sloping down towards Doncaster Road and is Quite heavily wooded with self seeded trees . The principal aspects of the proposed dwelling will be Southwards and Eastwards.(ie Front and Side)

There is an existing pavement crossing as access to the site which will need adjustments to accommodate the proposals. These will be detailed by our structural engineers and will be designed incorporating all current Highway requirements. Including visibility splays , sight lines etc.

The site lies within an established housing area. The properties in this area comprise of Stone or brick and tile built , detached, mews and terraced dwelling , many with gabled roofs and render features to the front elevations.

SITE DEVELOPMENT POTENTIAL

The land as already mentioned could be developed only one way, By investigation and the requirements of the Planners . The area does not lend itself economically to the formation of apartments, and with the overlooking situation from the properties across the drive , the dwelling has to be located at the West side of the plot, adjacent to the existing boundary wall of the last house on the Northern side of Earlesmere Drive.

USE

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area. Therefore further uses have not been explored in this instance.

EFFECTS ON SURROUNDING PROPERTIES.

As the proposal is for domestic dwellings that are designed within local planning criteria, there would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

SCALE

The design of the proposed houses is of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.
The material, shape and scale of windows and doors are of a scale that are in keeping with local properties.

LANDSCAPING

The existing site would be cleared and all current landscaping removed. The site has a gradual fall to the right hand side looking from the road, and a more severe slope to the rear. Some of the excavated material will be accommodated in the re-grading and formation of a lawned area . Upon completion the garden area will be simply laid to lawn with feature / specimen trees / shrubs to the front garden. The fence offering privacy to the rear gardens will be in a stained timber vertical paling fence.
There will be 600mm high matching Stone walling to the front gardens and 1600mm high Stone pier and fence infill panels to the rear private gardens. It is envisaged that a picket fence to the side of the parking areas would provide a notional boundary and still offer the visibility from the windows for security purposes

ACCESS

The site will be accessed, both for vehicular and pedestrian by private drive at the west side of the site. The dwelling will have it's own parking space, with a pedestrian access to the front door .in excess to the parking provision in the main garage
There are no special circumstances or requirements with regards to road layouts.
Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to 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. There is a regular bus service accessed within a 100 metres of the site providing transport links with the major transport interchange. There is the Midland Mainline rail network accessed from nearby Barnsley railway station. The site lies within 4 miles of the M1 motorway
Local roads are in good repair and vehicular access to the site from main roads is very good.

Date.....

Signed.....

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