

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED RESIDENTIAL DEVELOPMENT INVOLVING THE
DEMOLITION OF AN EXISTING DWELLING TO BE REPLACED WITH
1 DETACHED DWELLING AND AN ADJACENT DETACHED BUILDING
PROVIDING 3 APARTMENTS.

40, LOCKE AVENUE, BARNSELY S70 1QH.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established residential area and the site is surrounded by housing. Predominantly the dwellings in the vicinity are traditional Victorian era terraced and semi detached houses with a smaller number of more recent detached dwellings.

The site currently is occupied by a detached dwelling and the adjacent site to the south contains a large detached house which although still in the course of construction, reflects the scale and proportion of some of the larger villas along Locke Avenue.

The site has no special designation and it is not within a conservation area.

There are no trees or landscape features on the site or immediately adjoining it that could affect this proposal.

Site

The actual site consists of number 40 Locke Avenue, a detached dwelling and its associated large gardens which as well as extending to the access road at the rear of the property also extend some considerable distance to the side.

The site is level with Locke Avenue to the front but is also level with the access road to the rear. The access road to the rear is considerably higher than Locke Avenue and so the dwelling currently on the site is 'split level'.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, e.g. local builders, builders merchants and suppliers etc.

Planning Policies

We consider the proposal complies with national and local planning policies.

General discussions have taken place with the planning department prior to this formal submission to establish whether in broad terms, development could be supported. The general feeling was that residential development would be an appropriate use.

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INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances etc. The built form of the proposal is appropriate to the locality and there is merit in providing additional housing on an existing 'brown field site'.

DESIGN

Use

The proposal is to demolish the existing dwelling and in so doing create a site capable of accommodating two detached buildings, one will be a detached house and the other although very similar in scale and proportion to the house, will be sub-divided to provide three self contained apartments. Each dwelling will have a front forecourt parking area with private garden space to the rear and further allocated off-site parking accessed directly off the rear service road.

Amount

The proposal will create a dwelling with five bedrooms and the possibility of a 'granny flat' or 'teenager' suite of rooms on the ground floor.

The apartments will each have at least two bedrooms along with an appropriate standard of reception rooms. Private garden space will be located to the rear of each dwelling.

Layout

The proposed dwellings will be constructed with the main elevation facing Locke Avenue and set behind a front boundary wall with the forecourt/parking area extending back from this wall to the face of the buildings.

The existing ground levels will be excavated back into the site from the level of the footpath on Locke Avenue and then step up with a carefully integrated terraced garden to the rear to ensure the rear garden areas are at the same level as the rear service road. The ground floor levels of the dwellings will therefore remain constant front to rear although the rear ground floor elevation and windows etc, will be set down lower than the rear garden, within a sunken forecourt area.

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Scale

The surrounding property takes the form of established dwellings naturally stepping down plot by plot to reflect the general slope of Locke Avenue.

The new dwellings will reflect the scale and proportion of the existing properties and again will step down in line with the general character of adjacent buildings, contributing to and helping to reinforce the 'street scene'.

The proposal is therefore appropriate to its setting.

Landscaping

Where possible, the existing established landscape to the rear will be retained and integrated into the rear amenity and parking areas. The gardens will be generally seeded but left to the individual occupiers to plant up and develop in the case of the dwelling, but the apartments will have a management company to take care of the initial planting and landscaping and thereafter the upkeep of their communal amenity areas. There will be a limited opportunity to introduce selected verge type planting to the front forecourt areas.

Appearance

The external built form will be coursed natural stone to the elevations facing Locke Avenue with the rear and side walls constructed in a good quality facing brick. The walls will essentially reflect the materials used in the construction of the adjacent detached dwelling to the south.. The roof will be either plain tiles or slate and all materials will ultimately be submitted for approval to the LPA before work commences.

Access

Both buildings will have the benefit of both vehicular and pedestrian access directly off Locke Avenue with additional access from the existing rear service road. Appropriate levels of off street parking will be provided to the dwelling and the three apartments.

The drives, parking and forecourt areas will be surfaced and sealed, with no excessive gradients and drained to an appropriate outlet ensuring no water discharges onto the highway/footpath.

Access into the dwellings will be designed to be compliant with the DDA regulations.