Design and Access Statement – Norcross Gardens, Darfield

Project Details
Applicant- Mr M Hibbert
Agent- Anthony Snowden Architect
Location Ref . Northing 393304 Easting 462461
Planning Portal Ref. – PP-00662390
Outline Application Ref. 050858
Site area 0.03 Hectares

Use –The application site is located to the end of Norcross gardens on currently vacant land adjacent to house number 8. The site slopes from north to south and the plot is orientated perpendicular to this gradient and the frontage faces west. A previous application on this site was granted for outline permission to construct three storey dwellings on this plot and an adjacent plot directly to the north of the application site. This application is for the detailed design of plot one of the original outline application.

Context - The context of Norcross Gardens is one of large predominantly detached dwellings set in plots with existing mature landscaping to the rear. The architectural styles of dwellings vary greatly as each plot is individually designed. The materials are mainly red multi facing brickwork to the walls and concrete roof tiles. At least two of the properties have balconies to the rear elevation (east).

Scale – The ridge heights of the houses follow the natural gradient and rise up along Norcross Gardens from south to north. This trend has been followed with the scale of the proposed dwelling.

Layout – The layout of the proposed site has been established through the outline application. This application does not alter the layout of the property except to flip the garage access to the opposite side in order to create a more comfortable vehicular egress form the site.



Fig. 1 Front View of proposed dwelling, fronting onto Norcross Gardens

Amount – The proposed dwelling is similar in size to the footprint of the outline application, which is in line with other properties along Norcross Gardens. The proposed dwelling consists of three floors, with the second floor being partially within the roof space. The finished floor level will be reduced by one meter in order to reduce impact of the increased size on the adjacent plot and also to reduce the vertical travel from the parking area to the dwelling.



Fig. 2 View to east elevation showing the rear garden.

Landscaping –It is intended to carryout minor tidying up of the tree group to the rear garden. The frontage will have some shrub planting to the south side of the access drive

Appearance- The appearance of the house has designed to the clients requirements of a traditional style house. The following images show the external appearance of the proposed house.







Fig. 3 Perspective views of the proposed dwelling.

Access – Vehicular and pedestrian access are un changed from the outline application and are via Norcross Gardens