

DESIGN AND ACCESS STATEMENT IN RESPECT OF  
A PROPOSED DEVELOPMENT INVOLVING THE ERECTION OF  
A SINGLE ATTACHED DWELLING WITHIN THE CURTILAGE OF AN EXISTING  
DWELLING

at 16, Cropton Road, Royston, Barnsley S71 4JJ

**ASSESSMENT OF CONTEXT**

**Physical**

**Surroundings**

The location is an established residential estate located in the village of Royston.

**Site**

The site is part of the existing garden of the 'host' dwelling, 16 Cropton Road. The site has no special designation and is not within a conservation area.

The site contains a semi-detached dwelling complete with an attached single garage, typical of others in the immediate vicinity.

There is a considerable area of side garden attached to the property and it is on this side garden that the new dwelling is proposed. The existing site is accessed directly off Cropton Road and this side garden could be described as an infill plot between the host dwelling and the neighbouring property to the west, number 18 Cropton Road.

The proposal is to erect an attached dwelling following the removal of the existing garage. The new dwelling will reflect the scale and proportion of neighbouring property. The site will then be sub-divided so that the existing and the proposed dwellings are set within their own curtilages. There are currently two existing access drives into the site due to the expansive frontage and it is the intention to re-use these existing drives to serve each of the dwellings separately.

**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, (builders, builders merchants and suppliers) and in the long term of course the site is in a sustainable location and is within walking distance of the considerable facilities available in the 'urban centre' of Royston.

**Planning Policies**

We consider the proposal complies with national and local planning policies. The site is a designated housing policy area and the development is, in our opinion, an appropriate use of the site.

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**INVOLVEMENT OF COMMUNITY MEMBERS**

As the development 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 between the new building and adjacent properties.

**DESIGN**

**Use**

The proposal is to erect a new 'attached' dwelling with associated 'off street' parking and create 'off street' parking for the host dwelling. Both will be accessed directly from Cropton Road.

**Amount**

The proposal creates an additional two storey family home with three bedrooms. An appropriate compliment of reception rooms is also provided on the ground floor.

**Layout**

The proposed dwelling will be constructed alongside and attached to the host dwelling, but will be set forward a little to add interest to the street-scene. The new dwelling will still sit comfortably in layout form between dwellings 12 to 18 Cropton Road. The principle elevation will face Cropton Road.

Two off street parking spaces will be provided to each of the dwellings.

Garden areas will be provided in accordance with private amenity space standards and the main private garden areas will be to the rear.

The new dwelling will run at an angle to the adjacent boundary. There will be no conflict with separation distances etc between new and existing windows and there will only be one habitable room window at first floor level on the rear elevation of the new dwelling. This window is positioned nearer to the party wall than the boundary with number 18. The garden to the new dwelling will taper towards the rear, however the relationship of the dwelling / garden with number 18, is similar to many site layouts where houses are located to suit the curve of the highway. Such dwellings will naturally result in tapering rear gardens.

**Scale**

The new building will be two storey in height with a ridge height identical to the adjacent dwelling. The scale of the dwelling will be proportionate to the surroundings and should sit comfortably within the existing street-scene.

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**Landscaping**

The existing side and front garden to the original plot is essentially hard paved, however the proposal will be to soften the 'hard' appearance of this area by the introduction of soft landscaping and selective tree and shrub planting to garden areas of each of the properties. Drive areas will be only to the size required to meet parking standards and so the street frontage should be improved by the introduction of a considerable area of soft landscape. The rear gardens will generally be grassed with selective tree and shrub planting.

**Appearance**

The external built form will be of good quality facing brick with brick. The roof will be concrete tiles. Windows and door materials are yet to be determined but are likely to be pvcu. All materials proposed will harmonise with surrounding properties.

**Access**

The existing access points (2 no) to the original dwelling will remain. These will each form a separate drive access to both the host and the proposed dwelling.  
The drives will be surfaced and sealed and will have no excessive gradients.  
Access into the new dwelling will be compliant with the DDA regulations.