

Design and Access Statement for Proposed Dwelling, land rear of 14-16 Beaver Lane, Gawber

Layout

To be respectful and to prevent loss of any amenities to adjoining properties, the design was ultimately considered that a detached dwelling would balance the capacity of the site to take a dwelling and prevent loss of such amenities. The planned layout of the building is of a traditional domestic layout and all parts of the building provide a practical and full use.

The dwelling is sited and designed to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access to public and private areas externally and does not affect any access to adjacent properties, outside the applicants control.

The actual physical design of the dwelling has been specifically designed to meet not only the needs of the applicant, but also designed in a sensitive manner to prevent any undue loss of amenity and enjoyment by neighbouring residents. Aspects are to the front and also to the rear and side garden area which more than meets infill private amenity space guidance.

The design and access of the site provides a safe and secure environment for a domestic dwelling. The site will be overlooked for security and likewise will provide added security, by overlooking, to the existing properties in the street scene, yet maintaining overlooking measurement guidance.

The private space of the proposed dwelling will be secure and segregated between adjacent dwellings.

The mature planting and tree line existing boundaries of the site are to be retained. This will give the site adequate privacy and at the same time making the development appealing and inviting.

Scale

The design of the proposed dwelling is of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.

Landscaping

There has been no specific additions to the landscaping of the site considered. The existing site is currently landscaped with trees and bushes and generally laid to a large area of lawn interspersed with low planting. The proposal is for the garden area to remain generally as lawn with low level planting, dictated by personal taste of the occupant to compliment private designated areas such as patios. The existing gradients on site will be retained and no filling or cutting is intended.

Appearance

The finer aspects of the dwelling have been designed to reflect traditional features of the adjoining properties. Roof shape and pitch reflects those of adjacent properties. The size of openings and expanse of masonry on elevations is balanced and matches the scale of adjacent dwellings. The roof shall be of dark grey flat tile. The masonry shall be of stone. Exact makes of stones and roof tiles have not been decided at this time due to the economics of what make is available, however final samples will be submitted to the planning authority prior to the commencement of any work. Windows and external cladding, such as eaves, are proposed to be in white pvc-u.

Access

The site will be accessed, both for vehicular and pedestrian from a private drive at the front of the site, laid out in block paving. This hard surfacing laid out in block paving will be wheelchair friendly so as to afford access to the dwelling.

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. Local bus services are good and frequent. The local bus service provides transport to both Barnsley town centre and the local villages.

Local roads are in good repair and vehicular access to the site from main roads is very good.