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Design & access statement for proposed construction of a three bedroom detached house on the land to the side of 74 Chapel Street Hoyland Common.

1.0 Physical context

1.1 Surrounding:

The site is located on Chapel Street Hoyland Common & lies approx 4 miles South of Barnsley town centre. The neighbourhood generally consists of residential properties being of a mixed type, predominantly older built terraced.

Schools, recreational facilities & other local services are all within easy walking distance of the property. The property is not located in a conservation area. The property affords good transport links as it is only 0.5 miles from Hoyland town centre.

1.2 Site:

The host property is a three bedroom end terraced property with a large garden to the rear. The garden is not currently used as a garden but houses two detached garages which are not in use. It is proposed to build in the garden to the rear with access to the front while maintaining vehicular access to the front of the existing property. The site lies in a Housing Policy Area.

There are no natural features such as trees & hedges on the site. There is a gentle gradient from the rear to the front of the site.

2.0 Social Context:

The property development is for the building of a three bedroom detached house. There is a potential overlooking/overshadowing issue from the site due to the proximity of the terraced houses to the other side of Chapel Street. This distance across the road is 13m which is 9m less than recommended however, 21m would deprive the houses of rear garden space & the existing distance between opposing houses in the street is only 12m. There will be no adverse impact on the existing local services. The properties to the side have windows that overlook the proposed garden however the ground floor windows are screened of by existing fencing & non of the first floor windows are living rooms.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policy supplementary planning guidance 3 for infill residential development.

5.0 Involvement of community members:

The scheme has no implications for general community; however some of the adjoining owners have been consulted along with the local authority.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings an existing site which is falling into dereliction, into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the host property & the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a detached house. The access to the house is through a new front doors & new rear doors. Off road parking is to be provided to the side of the property. New White Upvc

windows are proposed throughout which are to be sympathetic with the surrounds

7.2 Layout:

The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles. The mail box will be to the front entrances & utilities located to the side of the properties.

7.3 Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

New landscaping will be supplied to the properties in the form of rear garden area to the rear of the car parking facility..

7.4 Appearance:

The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments.

7.5 Access:

It is possible to achieve a disabled access to the property.