PROPOSED DWELLINGS

on

LAND AT
SPRINGFIELD CRESCENT
HOYLAND
BARNSLEY

For

GWC DEVELOPMENTS LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for development comprising the construction of a pair of semi detached dwellings on land at Springfield Crescent, Hoyland, Barnsley

2 THE SITE

The site is located at Springfield Crescent to the rear of No33 Springfield Road.



The site is located in a long established residential area. The site is approximately 495sq m in size and comprises an area that was formerly a Local Authority garage site and a portion of the rear garden area of 33 Springfield Road



VIEW OF THE SITE FROM THE NORTH



1 SPRINGGFIELD CRESCENT TO THE WEST OF THE SITE



VIEW NORTH TO THE SITE FROM SPRINGFIELD ROAD



VIEW TO THE WEST ALONG REAR GASRDENS OF 33&35 SPRINGHFIELD ROAD

The former garage site has been cleared of all buildings and trees and is currently vacant and unfenced.

Springfield Crescent abuts the northern and eastern site boundaries. The side garden area of No 1 Springfield Crescent lies to the west and is separated from the site by an established hedge

The rear gardens of 33 &35 Springfield Road are adjacent the southern site boundary.

The site does not have any public access or rights of way.

The site is flat with no discernible slope of natural features.

Properties in the locality are mainly two storey semi-detached properties of traditional construction. Generally they are built in brickwork under pitched and hipped roofs. Typical examples of this are shown in the photographs above

3 THE PROPOSALS & DESIGN CONSIDERATIONS

As part of the assessment of the site, due to its location, close to local amenities, within a well established residential area with good transport links, it was clearly demonstrated that the land is suitable for sustainable residential development and no further justification of this is considered necessary.

The proposals meet local Planning Guidance with regard to separation distances. There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwellings are in keeping with the general style of properties in the area and have hipped roofs in keeping with the local vernacular,

The proposals for residential development of the site as shown on the submitted proposals will causes no significant harm to the local environment and does not create any Planning difficulties.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access points, restriction due to site topography and the proximity of adjacent building.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

4 SOCIAL & ECONOMIC CONTEXT.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings, orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 ACCESS

Access to the dwellings and the proposed detached garages and parking spaces garages will be directly from Springfield Crescent as shown on the submitted drawings.

The parking and garage standards comply with the South Yorkshire Design Guide.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 TREES

Existing hedgerows within the applicants control will be trimmed.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.