

Proposed New Dwelling, Land Adjacent to 4 Mount Crescent, Hoyland S74 0HG

Design and Access Statement

August 2019

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1.	Response to context
	<i>Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.</i>
	The proposal submitted is designed to provide 1 No well apportioned new dwelling house with associated amenity space and an off-street parking space Care has been taken over the consideration of proposed materials to match those of the surrounding area, and where appropriate, to represent the modern nature of the property. Thought has been applied to ensure the proposal is similar to other developments in the area, sympathetic to both adjacent existing neighbouring properties and is of a scale and appearance that suits its location, setting and use.
2.	Use
	<i>Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.</i>
	The use of the scheme is to simply provide 1 No well apportioned new dwelling house with associated amenity space and an off-street parking space. The intention is to utilize the existing large side garden are of number 4 Mount Crescent.
3.	Amount, Layout, Scale & Appearance
	<i>The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development; this means the proposed floor space for each proposed use.</i> <i>Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floor space for a particular use, the reasons for this should be explained clearly in the design and access statement.</i> <i>The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.</i> <i>Explain and justify the principles behind the choice of development zones and blocks or building plots proposed and explain how these principles, including the need for appropriate access will inform the detailed layout. The use of illustrative diagrams is encouraged to assist in explaining this.</i> <i>Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2003).</i> <i>Scale is the height, width and length of a building or buildings in relation to its surroundings.</i>

Creative Conservation - Inspiring Design

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	<i>Explain and justify the principles behind the parameters for the upper and lower limits of the height, width and length of each building proposed, and explain how these will inform the final scale of the buildings.</i> <i>Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.</i> <i>Explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.</i>
	The layout has been decided upon to enable 1 No dwellings to be located within the space to a size and style in keeping with the neighbouring properties. The accommodation is afforded over 3 stories. Wet services are located to the front of the building in keeping with the existing drainage provisions in the area. Similarly the main bedroom accommodation has been located to the rear given the views away from the site and quieter aspect of the rear. All materials have been specified to meet the requirements of their use, meet (and in some cases surpass) the requirements of the Building regulations approved documents and match the materials of many of the surrounding buildings where possible in order to allow as minimal visual impact on the area as possible. Care has been taken with the detailing of the proposed elements to ensure that all building lines remain true to the surrounding buildings and site as noted above, the scale and mass of the building ties in well to the surrounding area and the internal flow of the building is harmonious and efficient.
6.	Landscaping & Access to the development
	<i>Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.</i>
	The external Landscaping has been designed to allow private grassed and stone terraced gardens to the rear in keeping with the existing properties along this street. These gardens are well screened by existing neighbouring planting, will be bounded by a perimeter fence and are not particularly overlooked. To the front of the property the building follows the existing building line of the adjacent number 6 Mount Crescent a semi detached property and garage, This allows enough room for 2 vehicles to be parked off-the-street in front the new dwelling and amenity pace to the rear of 60m2 and is in keeping with a number of developments along the street. This front facing area will be tarmacked with a permeable finish with feature paving to be in keeping with neighbouring properties. The roadside boundary (where not open for parking) will be defined using plants and shrubs.

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