

Design and Access Statement

PROPOSED DETACHED HOUSE WITH
INTEGRAL GARAGE IN SIDE GARDEN

No 7 WELLFIELD ROAD

BARNSELEY. S75 2AL

For Mr M. EATOCK

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DESIGN

OUTLINE OF THE SITE

The site of 1300 sq. metres (approx 1/3 Acre) is currently occupied by a detached bungalow of approximately 200 sq. metres. This existing bungalow has been well maintained over the years and has an extension making an L shape with roof over as a double garage and enormous rear and side gardens which are becoming increasingly expensive to maintain to the high standards enjoyed at present.

The site is as many older type dwellings around the Wellfield Road area set in the middle of an inordinately large plot with the associated problems encountered with many owners now not wanting excessive, high maintenance gardens

Existing dwellings in the immediate vicinity are of many differing designs, of two storey houses and bungalows and display many different features of domestic architecture and are predominantly constructed of stone, brickwork and tiles.

Access to the site is currently by way of private driveway of tarmacadam. The driveway is sloping but for these purposes can be retained unaffected.

SITE DEVELOPMENT POTENTIAL

The previous occupant had an approval granted in May 2008 for the demolition of the bungalow and the erection of two houses . This proposal was badly thought out and did not take into account the value of the bungalow to be demolished . The turning head provides access and turning facility for a fire appliance / refuse lorry to maintain the access requirements of building control .

The site is designated for housing development thus such an application would meet local planning policy.

As the intention of development is relatively small in nature, no further community consultation has been deemed necessary.

USE

The use of the site only justifies a domestic use. There is no local need or requirement for commercial use in this particular area. Indeed any commercial or mixed use would cause unacceptable annoyance. Due to the location and the overall characteristics of the site other uses have been negated.

AMOUNT

It is considered that the density of the building on this application is not only in keeping with the physical characteristics of the site, but also that of the neighbourhood.

There would be no undue affect on neighbourhoods support services.

LAYOUT

The planned layout of the proposed dwelling is of a traditional domestic layout and all parts of the building provide a practical and full use.

The dwelling is sited to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access and private areas externally.

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.

The private spaces of the proposed dwelling will be secure and segregated between each dwelling. There is no proposal for communal or public space on the site.

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.

The material, shape and scale of windows and doors have been chosen to match the traditional scale of those in the neighbourhood.

LANDSCAPING

There have been no specific additions to the landscaping of the site considered. The existing site is currently landscaped with small trees and bushes and generally laid to large areas of lawn. The proposal is for the plot to retain these 'blank canvas' characteristics for the eventual residents to put their own individual mark on aesthetic landscaping. The existing gradients on site will be retained, except in localised areas such as driveways/access.

APPEARANCE

The finer aspects of the dwellings 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 brickwork on elevations is balanced and matches the scale of adjacent dwellings. The roof shall be of flat concrete tile. The brickwork shall be of a red multi. Exact makes of bricks 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 are proposed to be in white pvcu to match adjacent dwellings.

ACCESS

The site will be accessed, both for vehicular and pedestrian by a private drive at the front of the site. The house will be set slightly lower than the road frontage and therefore driveways/path will be graded down from the road frontage to ground floor level by hard surfacing. This hard surfacing probably laid out in block paving and be wheelchair friendly. There is intended to be a smooth continuous transition of access from the road to the dwellings internal space and private garden areas. With possibly a small dwarf retaining wall along the Eastern Boundary.

There are no special requirements with regards to road layouts as existing vehicular and pedestrian movement is unaffected.

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. Bus service, based on nearest stop on Jordan Hill to Barnsley Town centre in one direction and the General Hospital, Cawthorne, Redbrook etc in the opposite direction From the town centre there is the national railway network via Barnsley Train Station / transport Interchange

Local roads are in good repair and the site offers easy access to the M1 motorway and vehicular access to the site from main roads is very good. The local area is generally flat with good pedestrian access on hard-surfaced pavements. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not compromised in this way.

Date.....

Signed.....