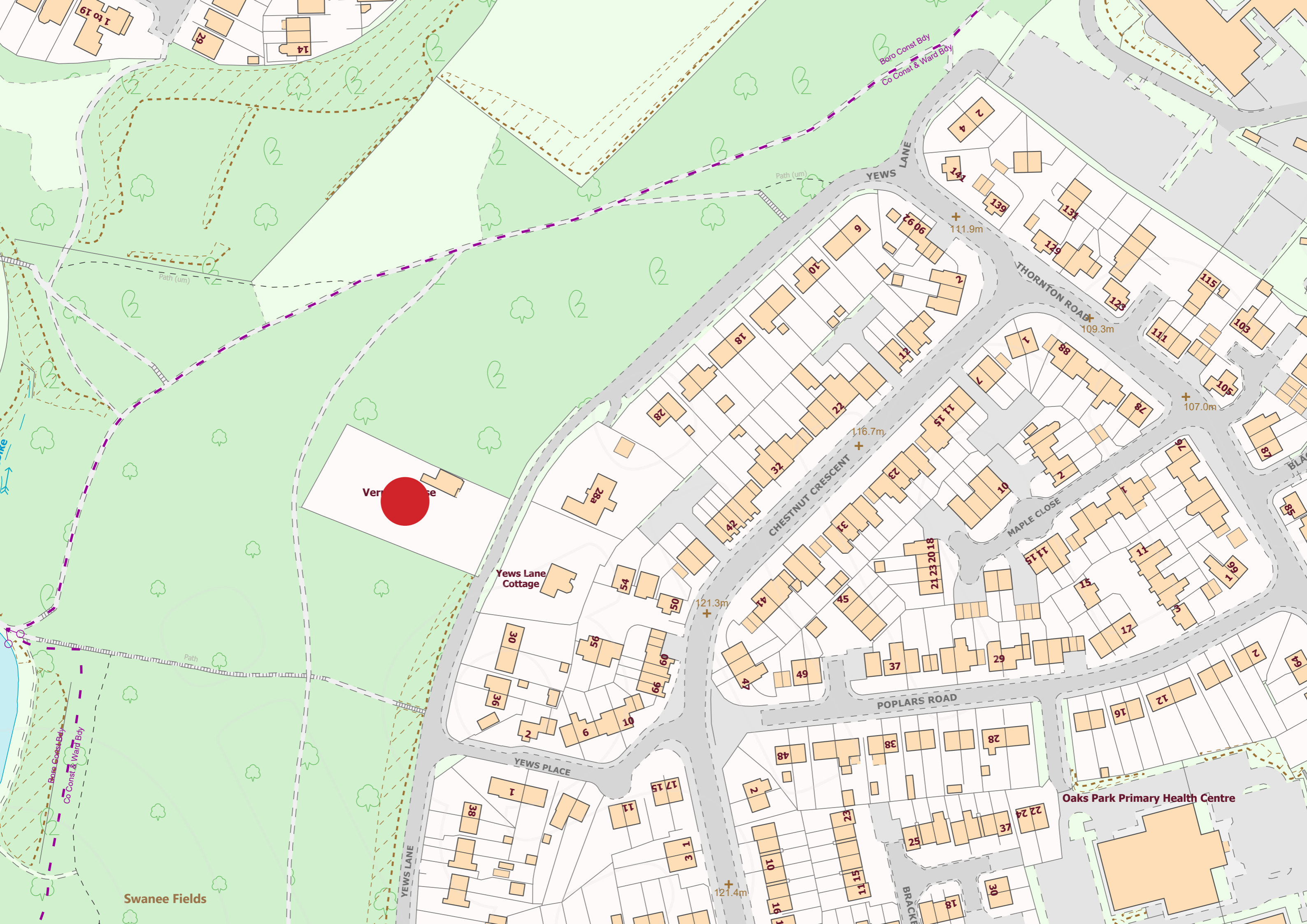




KENDRAY

DESIGN ACCESS STATEMENT
AUGUST 2025





Ver... se

Yews Lane Cottage

Oaks Park Primary Health Centre

Swanee Fields

YEWS LANE

CHESTNUT CRESCENT

POPLARS ROAD

YEWS PLACE

THORNTON ROAD

MAPLE CLOSE

BRACKLE

Path (um)

Path (um)

Path

Boro Const Bdy
Co Const & Ward Bdy

Boro Const Bdy
Co Const & Ward Bdy

121.3m

111.9m

109.3m

107.0m

116.7m

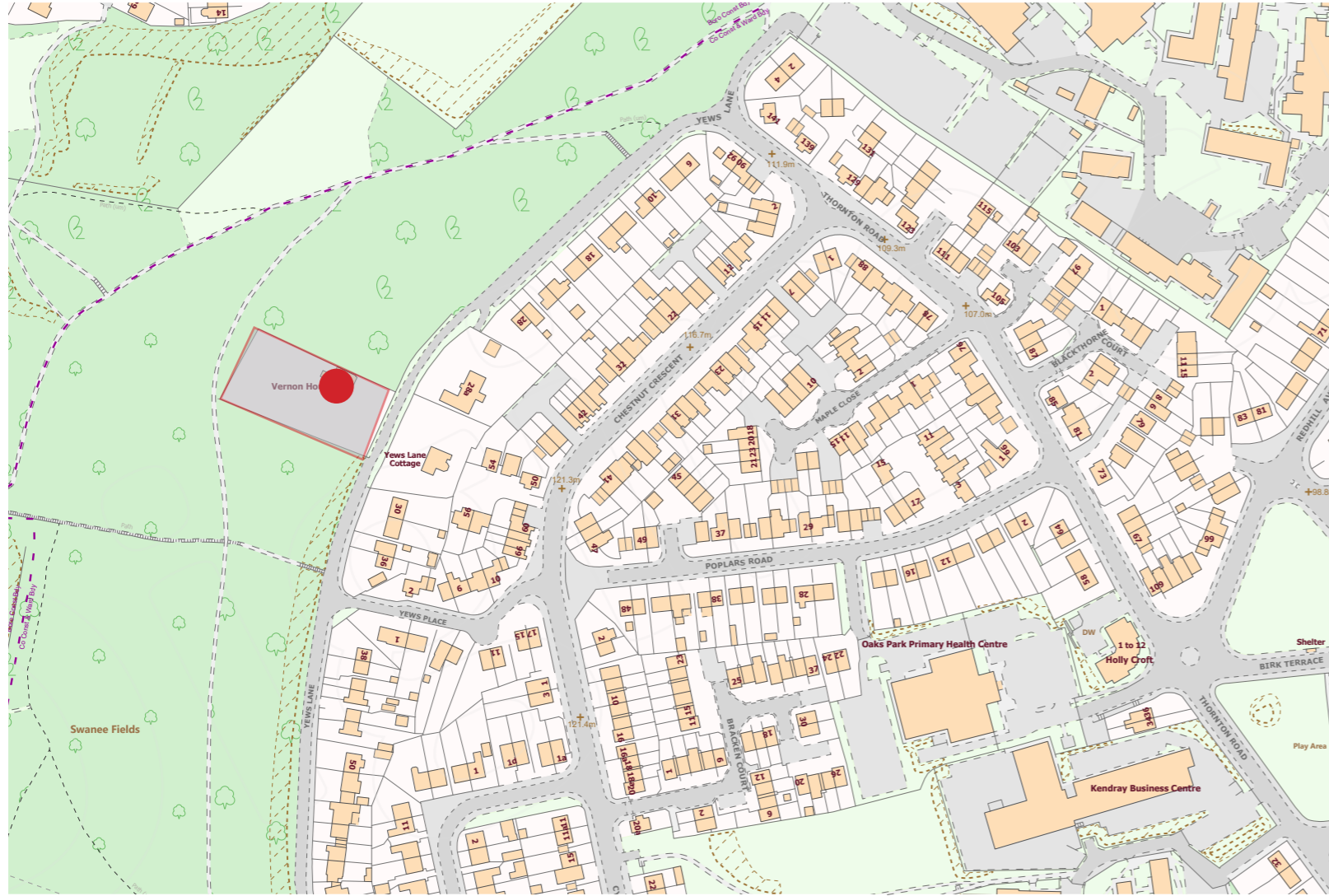
121.4m

INTRODUCTION



This Design Access Statement has been produced to support the outline planning application for the erection of five detached dwellings at Yews Lane.

SITE:

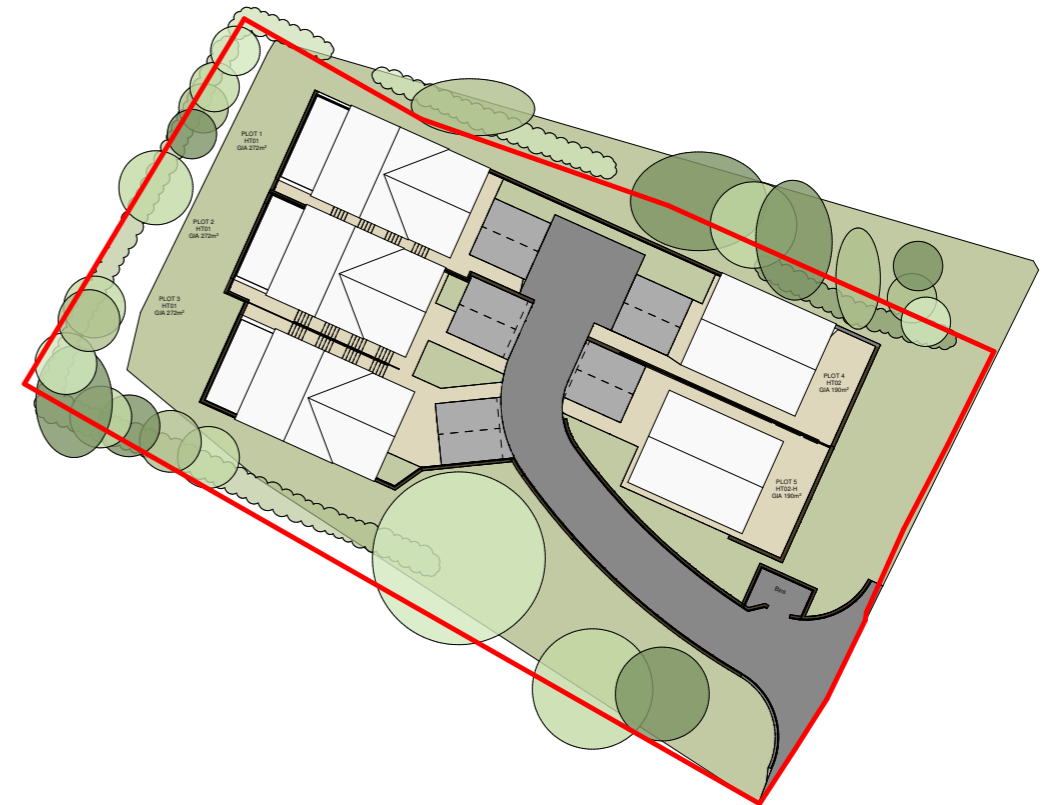


LOCATION:

The site is located on the west side of Yews Lane, Kendray. It is approximately 1.2km away from Doncaster Road and around 4km (10 min) away from Barnsley city center.

SITE AND ACCESS:

The proposed plot of land has a site area of 2246m² and is located on the west edge of Kendray surrounded by an impressive amount of green spaces, only 2 min walk from Swanee Pond. There is an easy approach to Yews Lane from Thornton Road, which then connects to Doncaster Road. The site is located on a slope from the southeast with the existing entrance road from Yews Lane.



SITE: CHARACTERIZATION



The site is located in a primary residential zone. The houses along Yews Lane are mostly two-story semi-detached houses made of red brick. The majority of these houses have open parking in front of the houses or on-street parking. Thornton Road contains a mix of Stone cottages and two-story semi-detached houses made of red brick and render.

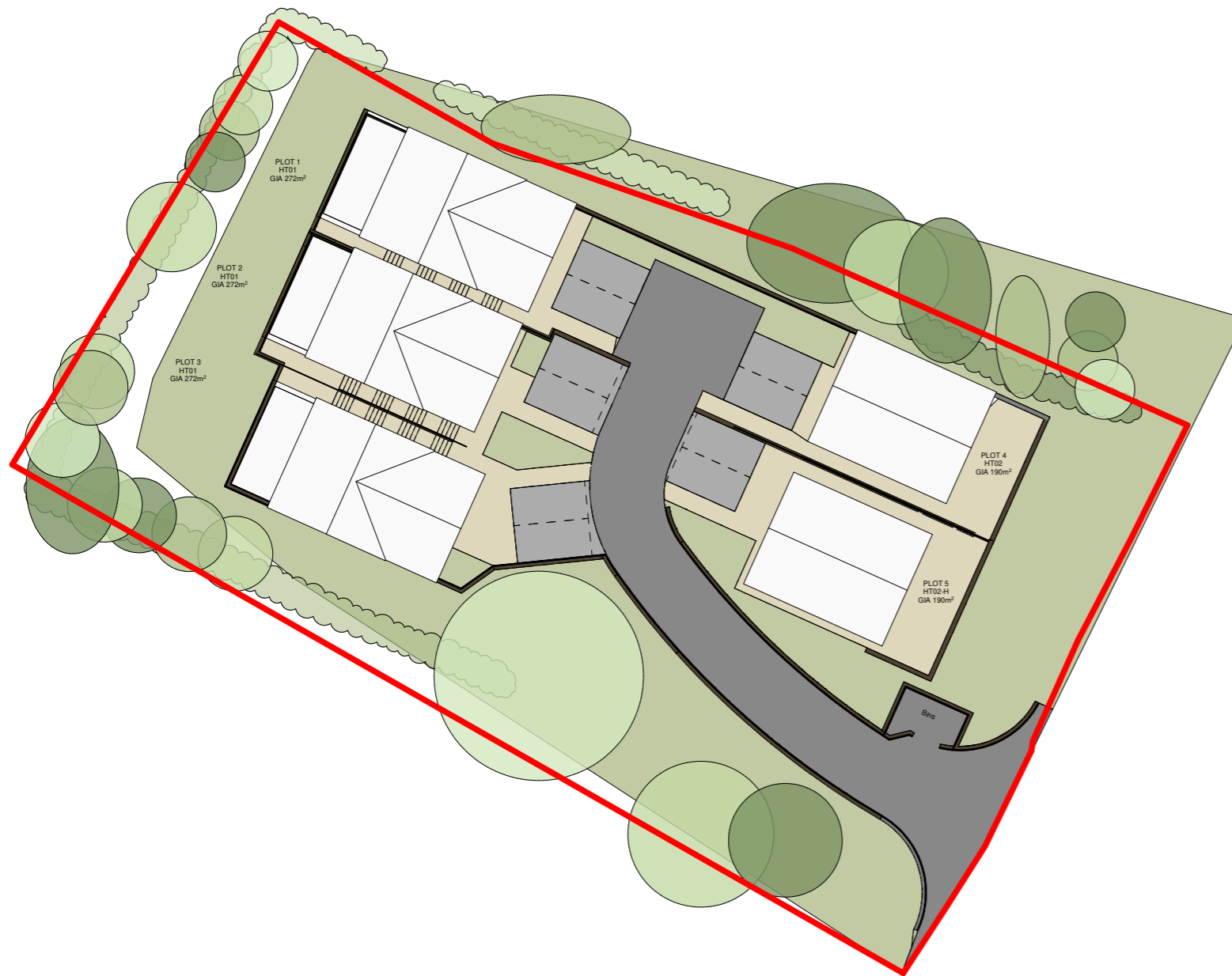
Currently, the site is covered with grass and trees all around the plot boundary. The old house located on the site was drastically damaged due to fire and is planned to be demolished.



PROPOSED SITE:

The proposed development comprises five self-build/custom build dwellings arranged along a shared access drive that follows the natural slope of the site. At the highest point sit two three-storey homes (House Type 02), while three three-storey homes (House Type 01) step down the slope, creating a terraced layout that works with the land's topography.

House Type 01 appears single-storey from the front but opens to three storeys at the rear. House Type 02 appears as a two and a half storey dwelling from both sides. This site strategy balances privacy, garden access, and views while promoting an efficient use of the sloped terrain.

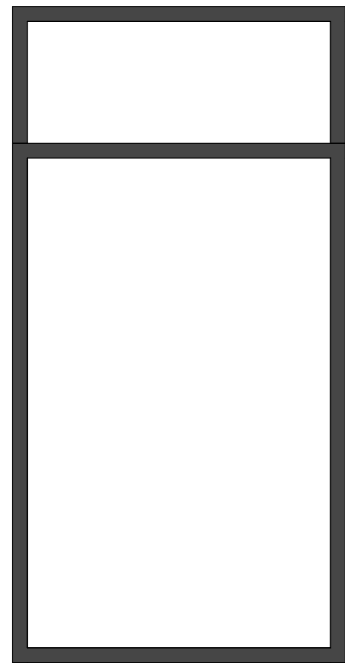


DESIGN:

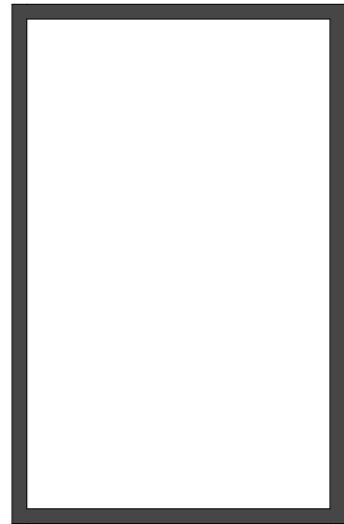


The proposal is for five dwellings nested on the intersection of woods and residential zones. The buildings make use of simplistic massing and roof form to create a smart and sleek design.

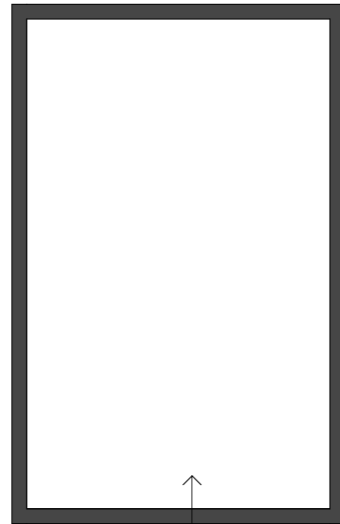
PLAN: HOUSE TYPE 1



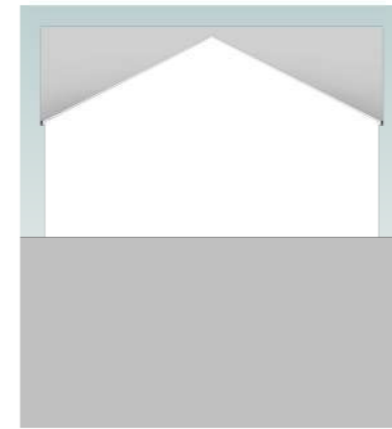
Second Lower Ground Floor



First Lower Ground Floor



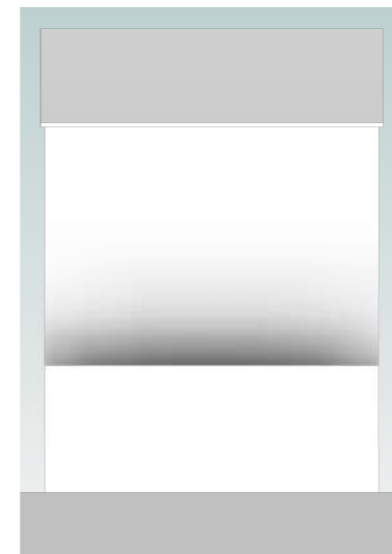
Ground Floor



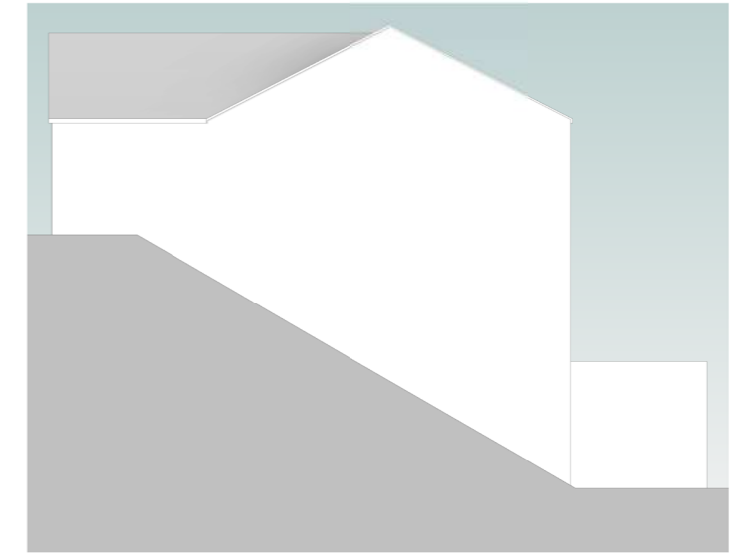
Front Elevation



Side Elevation

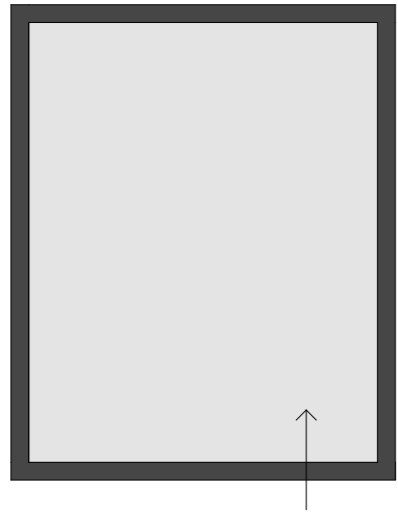


Back Elevation

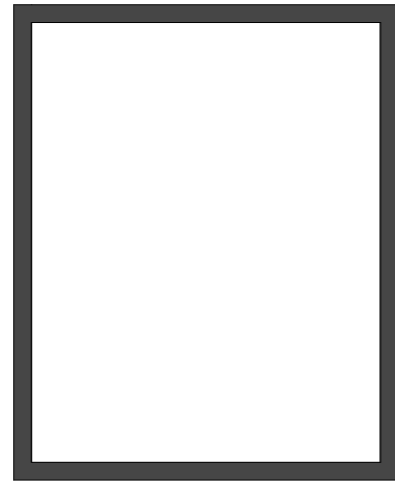


Side Elevation

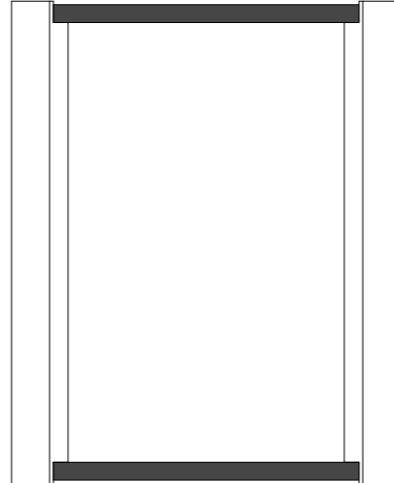
PLAN: HOUSE TYPE 2



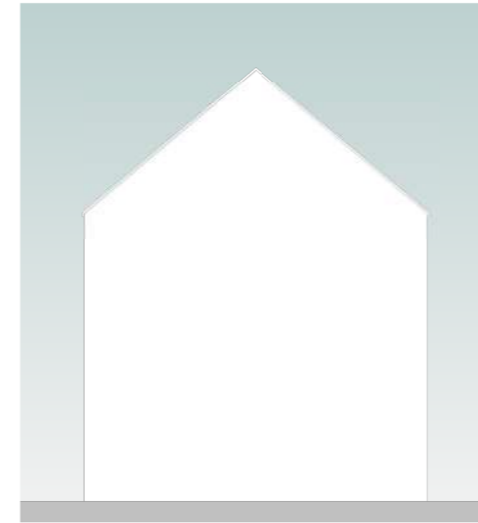
Ground floor



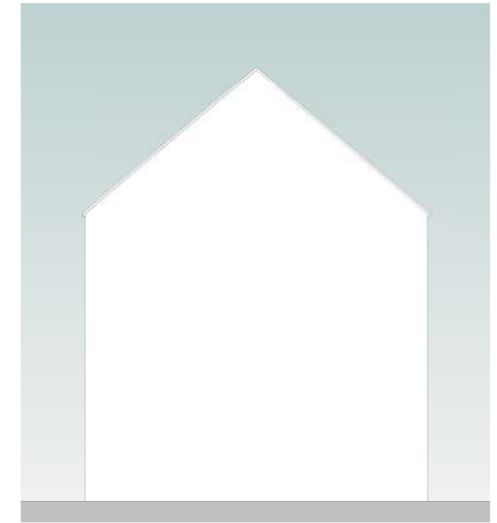
First floor



Second floor



Back Elevation



Front Elevation



Side Elevation



Side Elevation



Conclusion

The development has been carefully considered to create dwellings that respect the local vernacular and the neighbouring dwellings. Whilst having low impact on the neighbouring properties and nature.

