Design & Access Statement

Proposal:

Erection of 3nr dwellings in total consisting of 2nr 3 Bed split level semi-detached dwellings, and 1nr 3Bed split level detached dwelling,
Maran Avenue,
Darfield, Barnsley,
South Yorkshire,
S73 9HS

Produced by:

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Contents

1.0 Response to context

2.0 Layout

3.0 Scale

4.0 Use

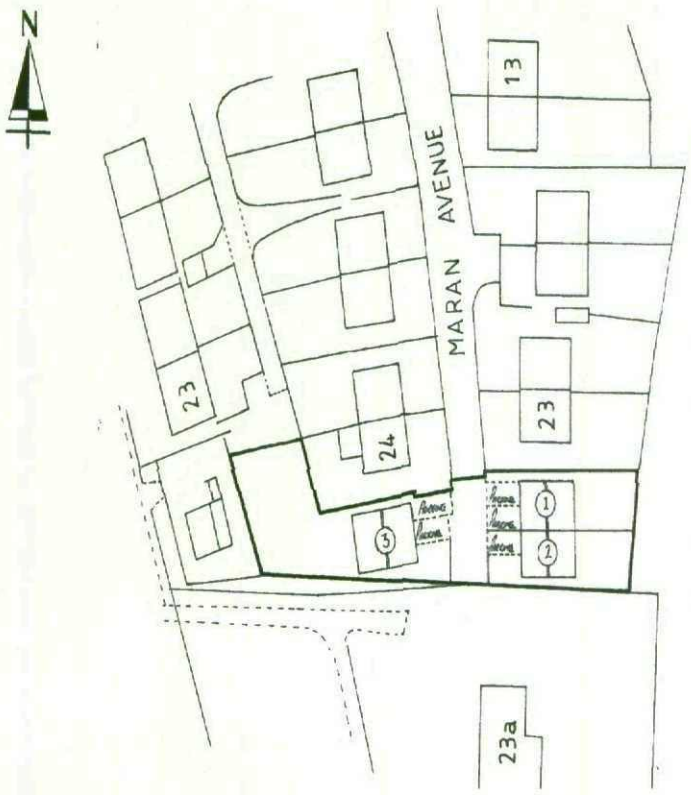
5.0 Site issues and Consultations

1.0 Response to context

There are several potential benefits arising from the development of this site. There is a significant gain in visual amenity by a sympathetic and well designed development which is a positive addition to the immediate neighbourhood. The development will provide affordable family housing in a residential location The development has been designed with the surrounding area and properties in mind, massing, density, and local resident's opinions have been keenly considered.

2.0 Layout

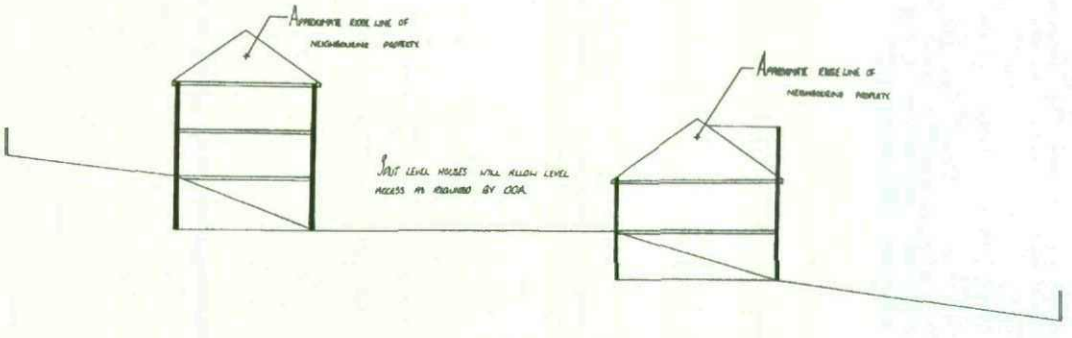
The site is situated at the southern most point of Maran Avenue – a cul de sac off Attlee Road which is a side street off of the A635 (Doncaster Road). The site spans the full width of Maran Avenue approximately 60m, narrowing from east to west from a width of 13m down to a minimum of 9 metres. It is due to the site dimensions we have proposed 2nr semi detached dwellings on the east and a single detached dwelling on the narrower west side, we feel that the dwellings are sited and designed to meet overlooking guidelines and provide best use of the shape, size and aspect of the site.



Proposed block plan

3.0 Scale

The proposed dwellings have been designed with the neighbouring properties in mind. The main issue we had to overcome was how best to achieve level access to the dwellings given the average 7:1 gradient of the site. We feel this has been achieved by our split level properties proposed. Even though the 2nr semi detached properties are designed over 3 storeys the finished roofline of the proposed will not be significantly different from that of the existing (less than 1.50 metres). This is achieved by continuing the existing road level through to the end of the site and eliminating the high gradient driveways and steps leading up to the front doors of the existing surrounding properties on the eastern side of Maran Avenue. Similarly the proposed detached property opposite will again be split level to marry up to the existing roof lines however to accommodate a third bedroom required of a property this size we have utilised the roof space and included 2 dormers on the rear elevation, which does not directly overlook any neighbouring properties. The overall footprint of the proposed semi detached dwellings are in keeping with those of Maran Avenue which are also semi detached and of the same size approximately 6m wide and 7m deep, there are also 2 detached properties within 50m of the site which are of a similar / large size as to our proposals.



Proposed section through site

4.0 Use

Due to the surrounding area this site lends itself to being a residential development of which we have proposed. The properties have been designed with families and first time buyers in mind. We feel that we have utilised the 750m2 site to the best of its ability, providing over and above the minimum requirement for off road parking. Likewise each of the dwellings will have 65m2 of usable rear garden space to the semi detached dwellings and over 240m2 of usable rear garden space to the detached dwelling, both of which above the local authority guidelines for properties of this nature.

5.0 Site issues and Consultations

During the design period we have had numerous meetings with local residents gathering their thoughts and opinions on the possible uses of the site. It has come to light through these discussions that they are more than keen to support our proposals. This is mainly due to two reasons. First, the site as been left un-maintained for so long it has become a dumping ground and a hot spot for fly tippers. Secondly the site has provided a rat run for young bikers which use it to cross from the disused railway at the top of the site onto Maran Avenue and through the cul de sac, lowering the character of the street, and causing nuisance to local residents.