

DESIGN & ACCESS STATEMENT

Relating to Proposed Detached Dwelling & Integral Garage, Adjoining Monk Bretton Methodist Church, Spring Gardens and Well Lane, Monk Bretton, Barnsley.

Applicant: Mr A Lees.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP - of SEA Planning Limited.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed building and its relationship with the surrounding premises and the character of the wider area. In particular the design of the proposed dwelling has been mainly influenced by the applicants' own requirements and also to reflect some details of the design of the previously approved developments for 4 and 6 flats on the same site, as granted under application references 03/0784 and 05/1660. The statement also highlights the particular characteristics of the existing and proposed access to the site and the suitability of the access to serve the proposed development.
- 1.3 The proposal involves the construction of a new two storey dwelling, which includes an integral double garage and four bedrooms.

2. Design of The Proposed Dwelling.

- 2.1 The site of the proposed development lies to the side of the existing Methodist Church building off Well Lane and Spring Gardens, within this predominantly residential area. The dwelling has been designed to a very high standard and it is considered that it will enhance the character of the area rather than detracting from it. It is also considered to represent an improvement on the design of the previously approved developments on this site for a two-storey block of flats and a large parking area between the flats and Well Lane. There is a fall across the site, from Spring Gardens down towards Well Lane, as indicated on the attached site survey and the access point, design and layout of the proposed dwelling have all been designed to make the best use of the topography of the site.
- 2.2 The dwelling has been designed as a detached house with an integral double garage and will be of a very similar scale to the adjacent dwelling at number 2 Well Lane but at a higher level, as were the previously approved schemes. The adjacent properties on Spring Gardens are mainly bungalows, with two stone fronted cottages adjacent to the junction with High Street. The standard of finish to the dwelling will also be high, with good quality brick detailing being introduced as indicated on the submitted plans.
- 2.3 The designs of a block of 4 and 6 flats have already been approved by the Council on the site of the proposed dwelling and it is contended that this proposal represents a more appropriate form of development for this particular site, which will have an acceptable relationship with the surrounding buildings on all sides. The character of the area is rather mixed, with detached houses, bungalows and terraced houses predominating, together with the adjacent church, which has a mixture of flat roofs with the main roof being pitched but with a very shallow pitch.

2.4 Before the plans were drawn up the applicant considered a number of options for the development of this site, however, their main requirement was for the construction of a single dwelling for their own use and after a number of options were drawn up the plans, as submitted, were decided upon.

2.5 The external facing materials for the proposed dwelling will be agreed in full with the Council before any work is commenced on site, but at this stage it is the applicant's intention to use good quality red multi facing bricks for the walls, with contrasting bricks to the heads and sills and an appropriate dark coloured concrete tile for the roof. The design and size of the dwelling will complement the detailing of the adjacent properties and with appropriate facing materials will clearly represent an improvement to the area.

3 Access Considerations.

- 3.1 In terms of the access that will serve the proposed development the access that serves the car park for the church is located off Well Lane. However, the proposed dwelling is set well away from Well Lane and because of this the applicants are proposing to provide a new access off Spring Gardens, as shown on the submitted plans. This represents a only a short access drive up to the double garage over the existing grass verge, which will not be detrimental to the interests of highway safety or the amenities of the neighbouring residents.
- 3.2 It is considered that the use of the proposed access to serve this dwelling will not have any material detriment on the amenities of neighbouring residents, or the interests of highway safety. The vehicular traffic associated with the proposed dwelling will not result in a significant increase in the number of vehicles using Spring Gardens and as this replicates the existing access arrangements to the neighbouring dwellings it is considered that there should be no objections from a highway safety viewpoint. It should also be noted that the access point will not have any impact on the access and parking arrangements for the bungalows on Spring Gardens.
- 3.3 It should also be noted that the application site is located close to High Street and Burton Road, where there are a number of bus services into and out of the centre of Barnsley. The site is in a sustainable location with existing services on site and it is considered that the proposed development should therefore be supported. The dwelling is also to be provided with a full range of facilities for people with a range of disabilities, which will accord in all respects with the current Building Regulations.