

Introduction:

This is a design and access statement for a 2No. dwellings with integral garages to replace 94 King Street, Hoyland. The DAS has been written to meet the requirements of article 4c, of the town and country planning order 1995.

Design principles & concepts:

Amount:

On the site, we shall be constructing two detached family homes with integral garages. There will be no other developments.

The site has an area of 950m². The depth of the site varies from approximately 35m to 25m and is approx. 33m wide.

We have carefully evaluated the site, with regards to accommodating two dwellings, we believe the site is of adequate size to enable us to space out the properties to give privacy and ensure gardens are of sufficient size. This not only meets current UDP guidelines but by far exceeds it.

Existing dwellings on King Street vary considerably from traditional terrace houses, bungalows, and stone and brick new builds. Some of these have front gardens some lead directly onto the road with no gardens.

The dwellings we intend to develop will fit in well with the street scene of King Street. The site is deep, and will easily accommodate two dwellings. It will have no effect on the access, parking or amenity space arrangements of any existing dwelling.

The positioning of the dwellings does not affect neighbouring properties and exceeds planning separation distances.

The properties will all be divided by 2m wooden fences giving safe enclosed gardens, and privacy for all properties.

The dwellings on the site are side by side, looking out onto the private driveway. The dwellings are located to maximise privacy.

Layout:

The private driveway within the site is situated at the top of King Street. We propose to keep all trees where possible and only remove any which are diseased or unstable. We propose to plant evergreen screens along the rear boundary to aid privacy for existing residents.

The layout chosen enables large rear gardens, which meet requirements currently set at a minimum 100 m2. The rear gardens for the proposed development will be: -

Plot 1 = 450m2 (Approx)
Plot 2 = 500m2 (Approx)

In considering layout, attention has been given to crime issues of enclosed rear gardens, all of which can only be accessed via locked side gate of property.

All windows doors and locks will be designed to meet `secured by design` standards.

As a whole the site will be private with no public access except main entrance to site, on King Street.

Scale:

Our development comprise of 2No. detached dwellings.

Plot 1 will be 10.7m wide x 12.2m deep (Approx.) on a single level with an attached double garage.

Plot 2 will be 13.5m wide x 13.0m deep (Approx.) over 2 storeys to the front and 3 to the rear with and integral double garage.

The total height to the ridge of plots 1 will be 6.2m (Approx.) and plot 2 will be 9.1 (Approx.) to the front and 11.885m (Approx.) to the rear. The ridge on plot 2 will be of a similar level to the existing dwelling.

Landscaping:

The front garden will be turfed and various shrubs planted to enhance street scene. The rear garden is to be turfed and enclosed by a 2m timber fence. Driveways and pathways to dwellings will be gravel / block paved. By retaining existing hedges this merits retention, and by planting/landscaping we have met the council's requirements. The site will be private and homeowner is to maintain the landscaping.

Appearance:

Both dwellings are to be constructed from coursed natural stone with stone heads, cills and mullions with slate effect roof tiles with pvc / aluminium windows.

We decided to create a family home, modern, pleasing to the eye that would fit in well with surrounding properties.

Access:

The site is located on the outskirts of Hoyland Town centre and is well located to reach the following amenities:-

- Conveniences
- Local shops
- Doctors
- School
- Nursery
- Public open space

All within reasonable walking distance.

There are local bus stops approx 100 yrds away which offer a regular bus service to Barnsley Town Centre. This service gives access to employment / shopping / entertainment.

The access road on site will be maintained by homeowners.