Design and Access Statement for Proposed Pair of Semi-detached Dwellings Adjacent 35 George Street, Goldthorpe: 2010/0841

Layout

To be respectful and to prevent loss of any amenities to adjoining property, the design was ultimately considered that modest scale semi-detached dwellings would balance the capacity of the site and prevent loss of such amenities. The planned layout of the building is of a traditional domestic layout and all parts of the building provide a practical and full use.

The dwellings are sited and designed to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access to public and private areas externally and does not affect any access to adjacent properties, outside the applicants control.

The actual physical design of the dwellings will be done so in a manner to prevent any undue loss of amenity and enjoyment by neighbouring residents. Particularly there are no habitable windows to the side elevations of the properties. Aspects are to the front and also to the rear which more than meets infill private amenity space guidance.

The design and access of the site provides a safe and secure environment for domestic dwellings. The site will be overlooked for security and likewise will provide added security, by overlooking, to the existing properties in the street scene, yet maintaining overlooking measurement guidance.

Scale

The design of the proposed dwellings will be 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

The proposal is for the garden area to remain generally as lawn with low level planting, dictated by personal taste of the occupants to compliment private designated areas such as patios. The existing gradients on site will be retained and no filling or cutting is intended.

Appearance

The finer aspects of the dwellings will be designed to reflect traditional features of the adjoining property. Roof shape and pitch reflects those of adjacent properties. The size of openings and expanse of masonry on elevations is balanced and matches the scale of adjacent dwellings. Exact make of roof tiles has 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 and external cladding, such as eaves, are proposed to be in white pvc-u to match adjacent dwellings.

Access

The site will be accessed, both for vehicular and pedestrian from a private drive at the front of the site, laid out in block paving. This hard surfacing laid out in block paving will be wheelchair friendly so as to afford access to the site and dwelling.

Access into and around the interior of the dwelling 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. Local bus services are good and frequent. The local bus service provides transport to both Barnsley town centre and the local villages.

Local roads are in good repair and vehicular access to the site from main roads is very good. The immediate site 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.

History

Originally there were terraced houses on the site. Previous approval for 4 No. flats was approved, but permission has lapsed.