Design and Access Statement

Proposed detached semi – bungalow

Site adjacent

150 A Barugh Lane

Barnsley

S75 1LL

For
Mr John Lockwood

DESIGN

OUTLINE OF THE SITE

The site of approx 220 sq. metres currently has a Red brick storage shed / Garage which has had an established use for many years standing within it. This store is a single storey albeit 4.5 metres in height and was used as part of the original steam engine house and has a pitched slate roof, in urgent need of attention
It is connected to the stone built workroom at the rear by a timber shed with a poorly maintained flat roof. This is not a separate building and has no foundations. The workshop building to the rear is a hotch-potch of stone. There are serious cracks all around and the building is unstable. To try and bring the building up to modern standards is not feasible and would need complete re-building. The workshop and garaging for steam engines is not really compatible with housing , predominant in the area and so it has not been necessary to investigate commercial uses.
It is intended to demolish this building and replace it with a smaller footprint detached dwelling .
Access to the site is currently by way of an existing private driveway directly off Barugh Lane and is approximately 6 metres wide

The site lies within an established housing area. The properties in this area comprise an eclectic mix of semi detached and detached Houses and Bungalows. The majority being built of facing bricks with tiled roofs.
The proposed dwelling will face the Highway and have sliding /folding doors opening on to the garden area

SITE DEVELOPMENT POTENTIAL

The land on which the existing store sits has a depth of approximately 27 metres form the road and with the store removed will accommodate a good sized dwelling on two storeys. It may be prudent to try and incorporate some solar panels to supplement the heating / hot water requirement to the rear roof slope.

USE

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area.. Therefore further uses have not been explored in this instance.

EFFECTS ON SURROUNDING PROPERTIES..

There would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

SCALE

The design of the proposed house is 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 are of a scale that are in keeping with local properties.

LANDSCAPING

There is an amount of paved access/parking area to the front of the property to be laid out on completion. The private amenity areas are to be laid out to lawn with minimal low level planting. All existing walls and fences to be retained .

ACCESS

The site will be accessed, both for vehicular and pedestrian by private drive at the front of the site.

There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement is unaffected

Access into and around the interior of the dwellings 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. There is a regular bus service accessed directly at the bus stop within 100 metres, providing transport links with all major transport links. There is the Midland Mainline rail network accessed from nearby Barnsley railway station.

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

Date.....

Signed.....

This statement is the sole property of the author (P Dimelow) and will not be used, copied in whole or in part, by any other individual, company or organisation without the consent of the author.