



Design & Access Statement

Proposed Residential Development, Rear of 43, Huddersfield Road, Barnsley

The Process

The application is for the removal of a single storey detached garage and the construction of 2no 1 bedroom apartments.

The apartments will be situated in the rear garden of No 43 Huddersfield Road. The existing property is currently in multiple use and accommodates 4 apartments.

The existing garage and adjacent hard standing provides 2no parking spaces. The new development will include an integral garage and additional parking spaces

Use

The proposed development is for residential use within an established residential area

Amount

The development will provide 2no 1-bedroom apartments with associated parking provision

Layout

The development will consist of a 2½ storey unit with residential accommodation at first floor level and within the roof space. The ground floor is utilised for garage and storage areas. The remainder of the existing rear garden will provide a further parking space for the new development and increased parking for the existing apartments. A drive through provides access to the new accommodation and the parking areas.

Access will be from Cockerham Lane and the existing property will not be affected by traffic from the new development.

The new building is 16m from the existing apartments and there are no windows to habitable rooms on the rear elevation. The existing houses in Cockerham Lane are 28m from the new development.

The paved amenity area to the rear of No 43 will be retained with slight modification to accommodate a turning facility.

Scale

The rear garden slopes at a gradient of approximately 1 in 10 and the new building is set at the lower level which corresponds to the existing housing in Cockerham Lane.

Utilising the roof space provides a building of similar scale to the houses opposite.



Landscaping

The new access drive will be block paved and landscaped areas will be provided to the front of the property. A refuse storage area is to be provided at the rear of the property

Appearance

The proposed development is situated in the Huddersfield Road Conservation area.. The majority of the houses facing Huddersfield Road are stone faced with ashlar features. Sides and rear elevations are in brick or stone. No 43 has brick side and rear elevations. Roofs are natural slate.

Houses in Cockerham Lane are mainly in brick with clay plain tiles.

The new development will relate to the properties in Cockerham Lane as well as Huddersfield Road and therefore it is considered that walls should be in brickwork. In keeping with the rear elevation of No 43, artificial stone heads, cills and feature bands are proposed.

A variety of window styles & materials are evident within the area and it is proposed to provide Upvc sash windows.

Access

Access to the development is from Cockerham Lane and the driveway will have a 2.4m x 2.4m visibility splay.

Authorised for Issue...

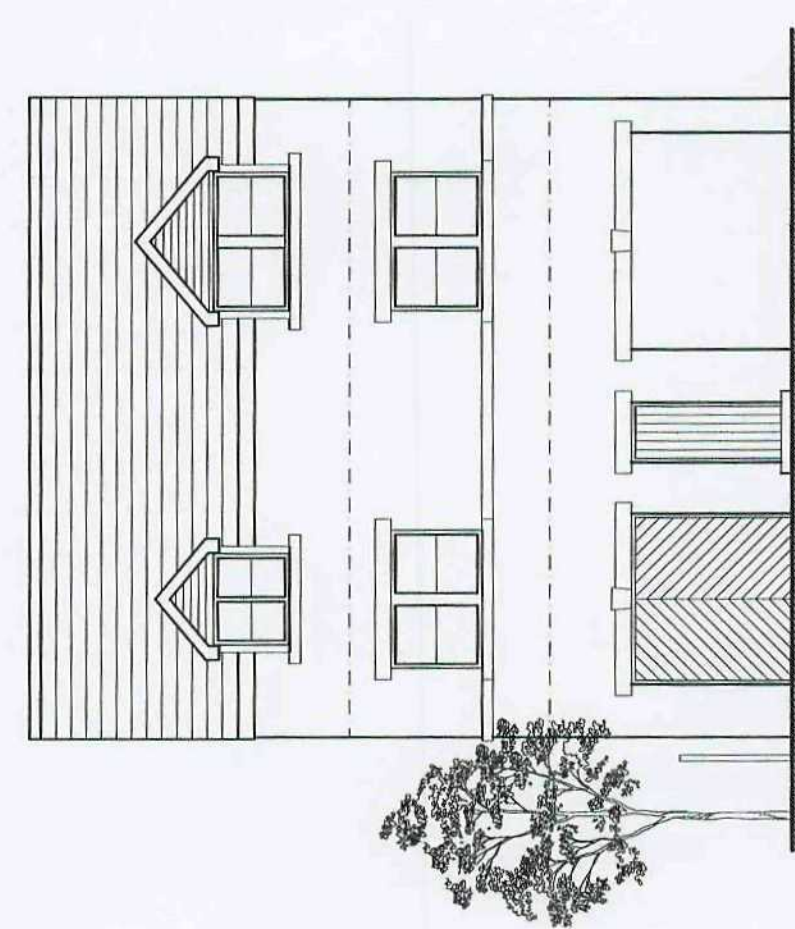


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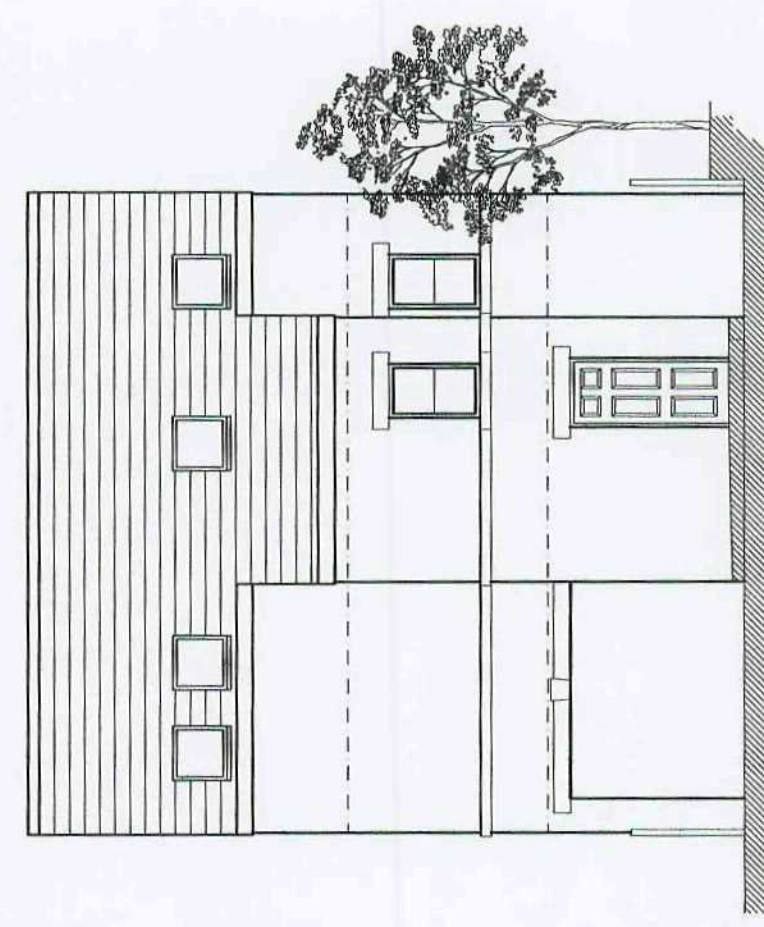
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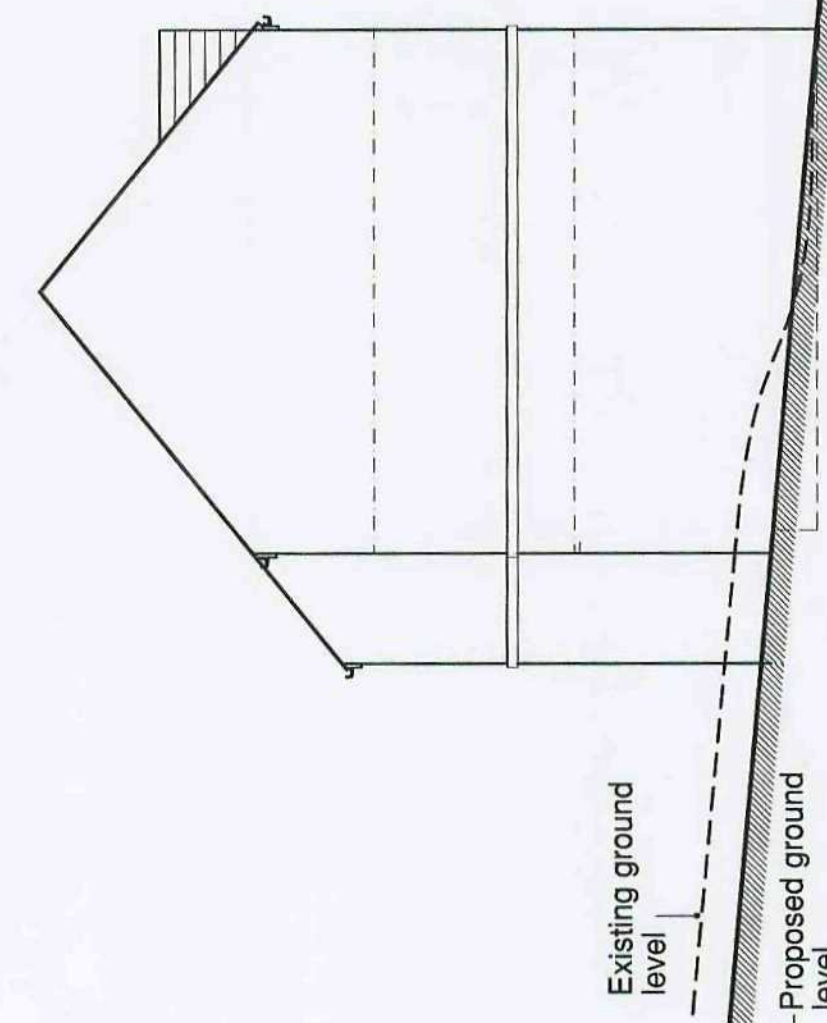
REVISIONS	REF.	DESCRIPTION	BY	CHK	DATE



Elevation to Cockerham Lane - 1:100



Rear Elevation - 1:100



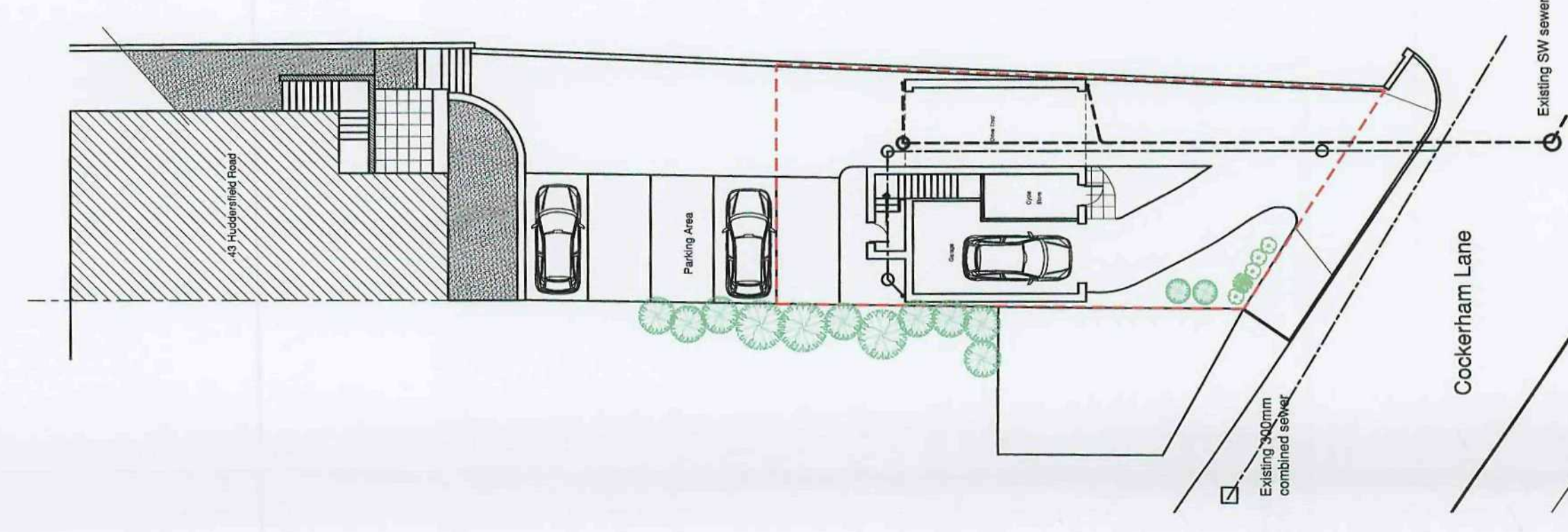
Side Elevation - 1:100

Existing ground level
 Proposed ground level

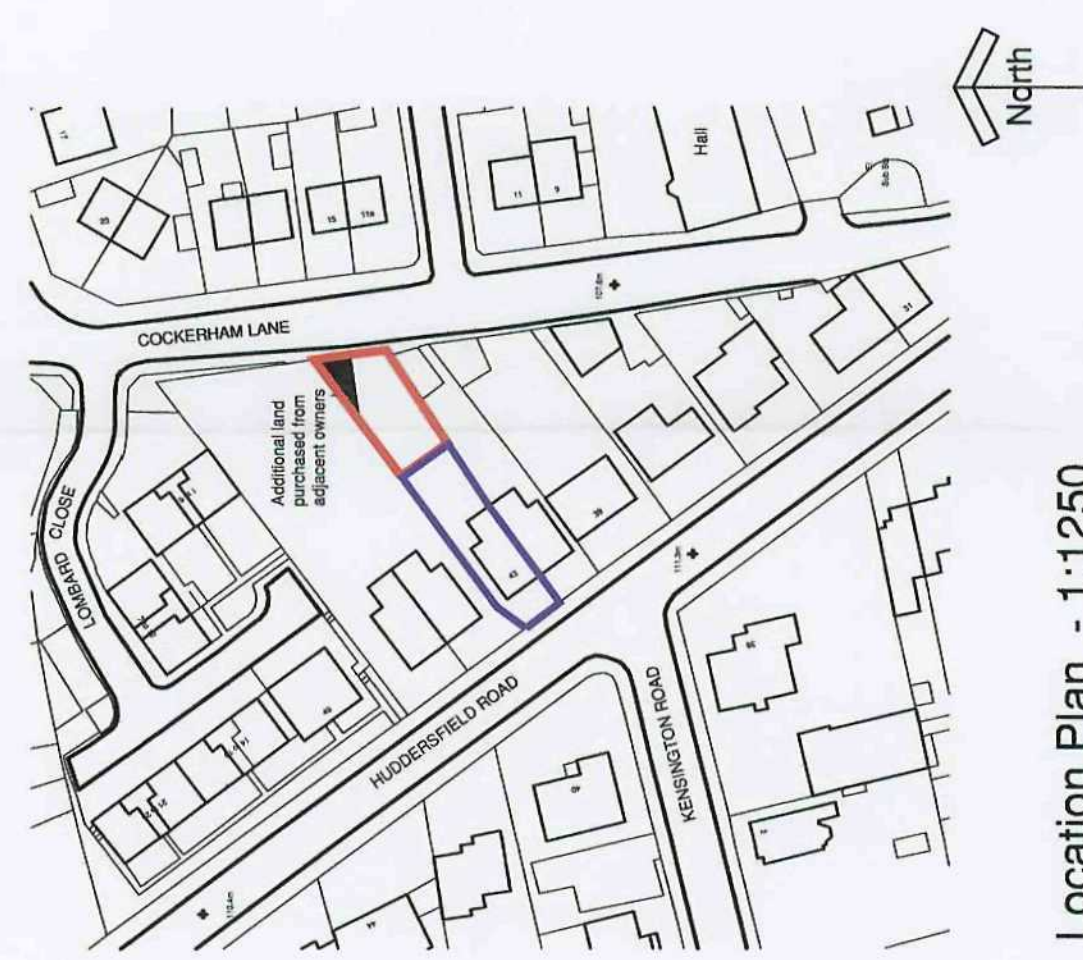
Gradient of new access to be 1:12

Initial 2.5m @ 1:20 gradient

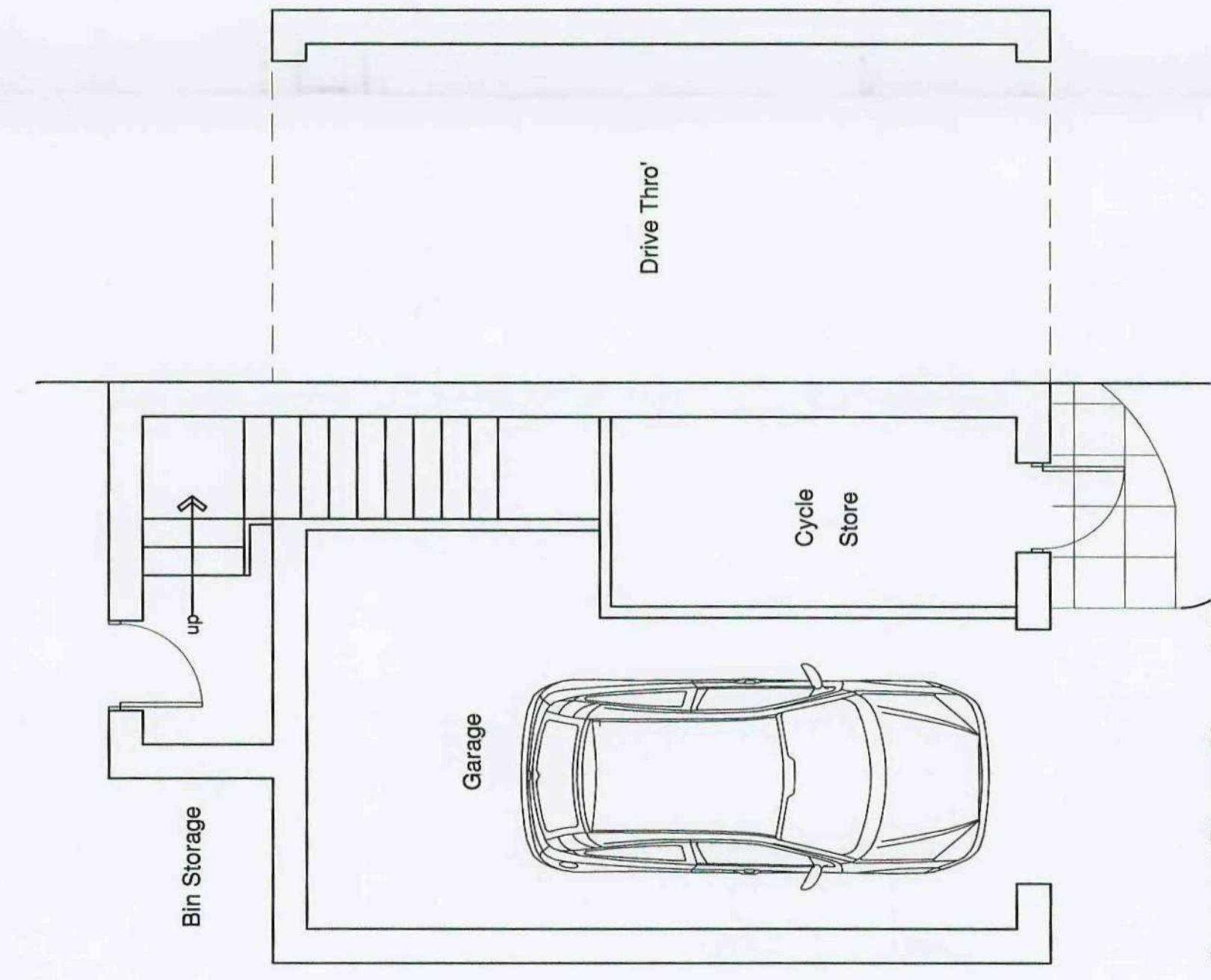
Cockerham Lane



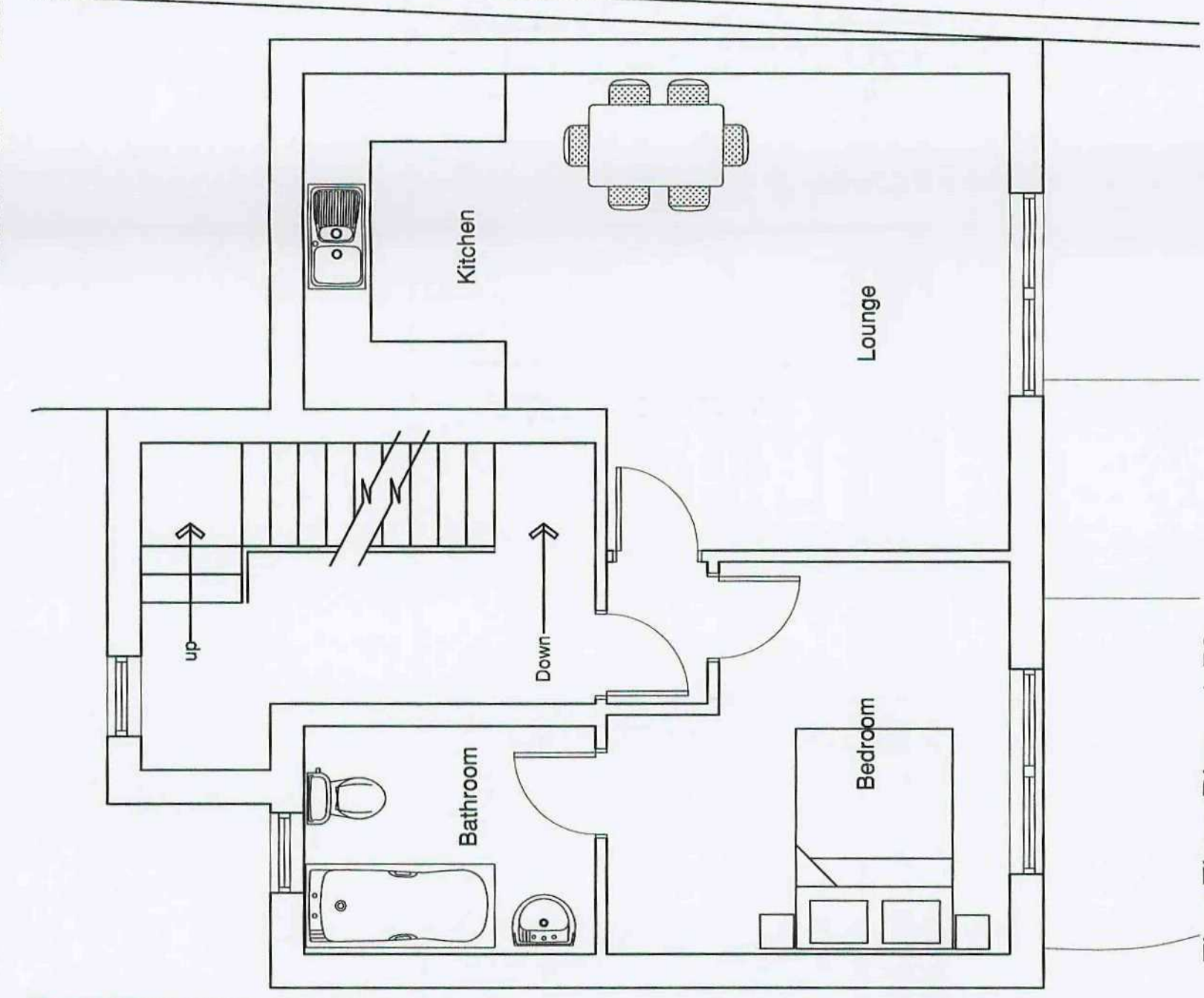
Block Plan - 1:200



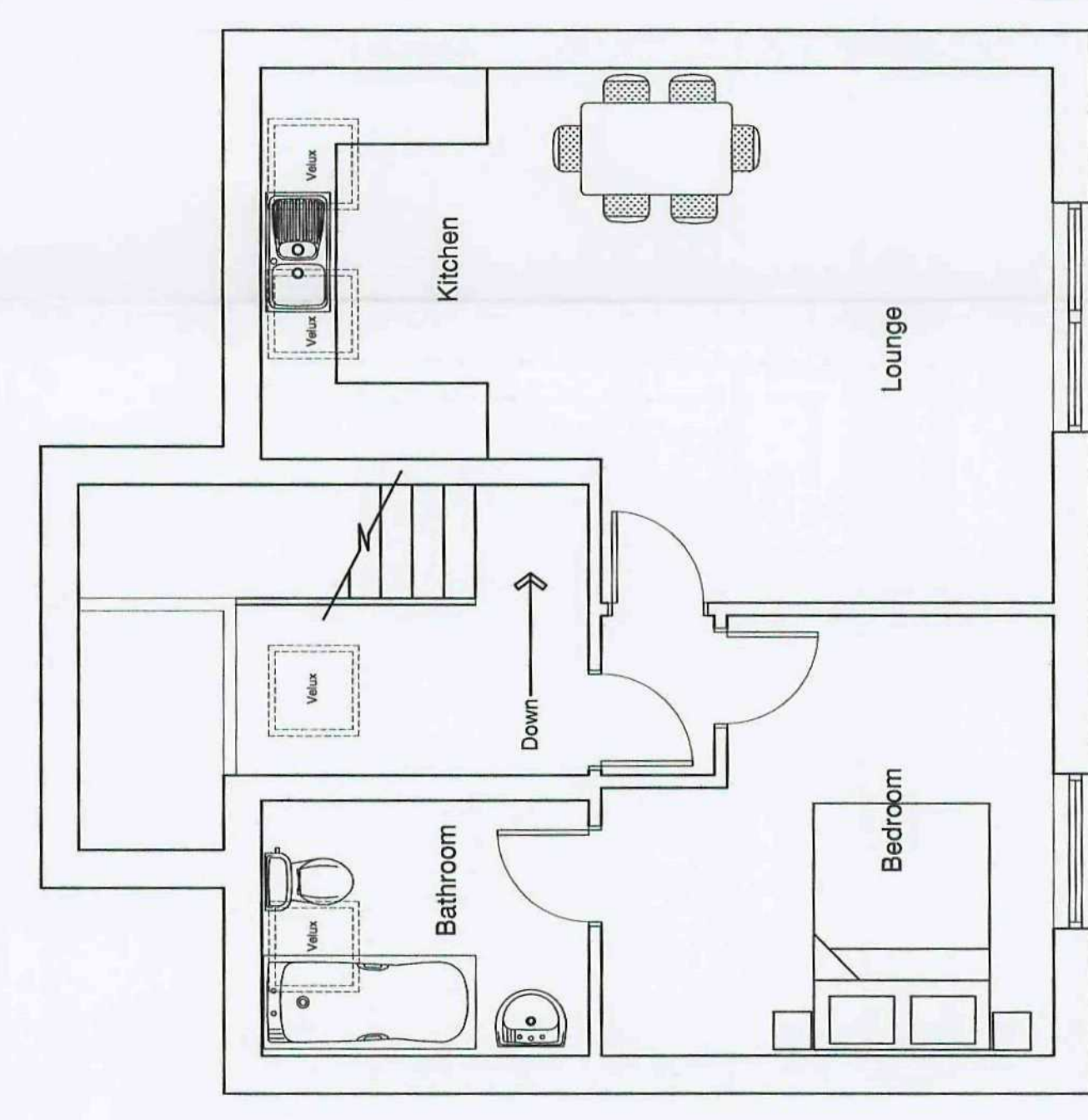
Location Plan - 1:1250



Ground Floor Plan - 1:50



First Floor Plan - 1:50



Second Floor Plan - 1:50



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PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT
 REAR OF 43, HUDDERSFIELD ROAD
 BARNESLEY
DRG. TITLE
 PROPOSALS

SCALES	DATE	DRAWN	CHKD
VARIOUS	24.06.10	RAL	
DRG. No.		REV	
		2358/02	