

Design and Access Statement for Ten Dwellings @ Fieldside Road, Barnsley

Design

Use

This is a Full Planning application for 10 dwellings. The site amounts to approximately 0.15 hectares within a residential area of Goldthorpe. It is currently used as a car park which was recently sold by the Local Authority. To the eastern side is a residential estate and Chapel of rest. To the North is Public Open space. To the west is Fieldside Road which borders the site.

Amount

The proposal is for 10 Terraced dwellings. The siting has been arranged around the slim nature of the site. The dwellings will be consist of two bedroomed 2.5 storey properties.

Layout

The application site is in the residential area of Goldthorpe and is bordered by existing houses, Chapel of Rest and a road.

Scale

The new dwellings will blend in with the adjacent dwellings in size, shape and proportion. It is in keeping with the remainder of the area and therefore does not overpower or overview any adjacent properties. The street view will be balanced and are in scale to existing development surrounding the proposal.

Appearance

The proposal is similar in design and appearance to the adjacent dwellings. The remainder of the street scene varies in size, shape and proportions as the buildings and area have been developed over time, but are of a similar design and appearance.

The proposed dwellings are to be built in brick. The main roof will be gabled with concrete tiles. The windows and doors are to be upvc. The visual appearance reflects the area in style and looks.

Windows have been positioned as to not lose privacy and satisfies South Yorkshire Design Guide.

Landscaping

A garden amenity space will be provided to satisfy South Yorkshire Design Guide.

Access

Two access points will be provided onto the highway where there was previously one. Turning paths have been provided to ensure No reverse gear will be required for access to Highway.

The public right of way will be maintained to Charles Street.

With regards to the public right of way to cut grass on the adjacent Public open space, please see attached correspondence from the Local Authority stating they are prepared to relinquish it subject to agreement being signed.