Introduction;

This is a design and access statement for a 2No. Detached dwelling with double garages adjacent to No. 4 Pennine View. 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 four detached family homes, all with detached double garages. There will be no other developments.

The site has an area of 936m^2. The width of the site varies from approximately 27m at the front to approximately 14m at the rear, and the depth is approximately 43m.

We have carefully evaluated the site, with regards to accommodating four 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.

The development is located at the end on Pennine View and backs onto open fields. There will be no dwellings facing directly onto Wentworth Road.

The two proposed dwelling will be similar in size matching No. 2 and 4 Pennine View with similar size gardens. All existing dwellings on Wentworth Road 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 Wentworth road. 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 as Plot 1 is adjacent No. 4 Pennine View.

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

Pennine View is a private road and owned by all the residents of Pennine View, both plots 1 and 2 will have double garages and parking for at least 2 cars.

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

Layout:

To the left hand side of the site, is the local park / playing fields, to the back of the site are fields and to the right hand side is numbers 2 and 4 Pennine View.

We have positioned the dwellings so they look out onto the road and playing field. This way there will be no privacy issues with residents to right hand side of site.

The driveway within the site is situated adjacent to the boundary of the playing field. We are keeping existing hedges, which were in need of some care and attention, these hedges run up the full length of the boundary which have been pruned to give a more pleasing view. Before pruning the hedges we consulted the councils forestry department ref: frank Robinson to confirm that he was happy with our proposal.

The hedges on the site were also kept for security and safety ensuring the general public cannot cut through to development both during and after the development, also making the development private from playing fields.

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 3 = 143m2 (Approx)
Plot 4 = 223m2 (Approx) including side garden

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.

The site is currently open to the street, and vegetation offers considerable potential for concealment and access to neighbours rear gardens. The development will reduce the opportunity for crime generally in the park / playing fields with the presence of additional dwellings / people and lighting.

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 Wentworth road.

Scale:

There are quite a few variations in roof heights on Wentworth road; there are terrace, bungalows, detached houses etc.

Our development comprise of 2No. detached dwellings.

Plot 1 will be 11.2 wide x 9.2 deep (Approx.) over 3 storeys with a attached double garage

Plot 2 will be 11.2 wide x 9.2 deep (Approx.) over 3 storeys with an additional annex 6m wide x 11.3m deep (Approx.) over two storeys which incorporates a double garage.

The total height to the ridge of plots 1 and 2 will be approximately 9.5m similar to No. 2 and 4 Pennine View.

Landscaping:

The site has been unused for many years and was considerably over grown with weeds. We have removed these, but retained surrounding hedges. We will be fencing site to right hand side adjoining fields and neighbouring gardens, this is to enclose rear gardens.

The front garden will be turfed and various shrubs planted to enhance street scene. The rear garden is to be turfed. Driveways and pathways to dwellings will be 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:

The character of our site will be developed by ourselves. The character of Wentworth road is hard to depict, as housing varies so much from old stone cottage's, terraces, new builds etc. therefore we cannot compare our design.

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

We have given considerable thought to the use of materials, we have decided to use a natural looking red mix brick with a contrasting pale cream brick to add feature. We have also chosen a concrete roof tile used commonly in Wentworth road. Samples to be submitted once planning approval has been granted.

Access:

The site is located in the village of Blackerhill. Blackerhill is a built up area with many new properties. Blackerhill is well located to reach the following amenities:-

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

All within reasonable walking distance.

There are no steep gradients or major roads to cross giving good accessibility to all the community.

We have decided to take more of the wall down at the access to the site as advised by highways department for pedestrian visibility. There is only on access point to the site this has helped decide overall layout of site.

There are local bus stops approx 100 yrds away. Offering a regular bus service to town Barnsley town centre. This service gives access to employment / shopping / entertainment.

The access road on site will be maintained by homeowners i.e. they will be responsible for a designated portion of the road as set our in the deeds.

The site is level, therefore there are no issues regarding disabled access to the site or issues of gradients.

Pennine View is approximately 6.5m wide at the junction of Wentworth Road narrowing to approximately 4.5m wide for the remainder offering equal access to all dwellings.