Design & Access Statement Contents

CONTENTS

1.0 INTRODUCTION

2.0 ASSESSMENT OF THE APPLICATION SITE AND RELATIONSHIP TO THE LOCAL AREA

3.0 INVOLVEMENT OF THE COMMUNITY MEMBERS AND LOCAL PLANNING AUTHORITY

4.0 DESIGN OF THE SCHEME

5.0 CONCLUSIONS

Section 1
Introduction

1.1 The application site is located between No's 35 & 37 Tomlinson Road, Elsecar, Barnsley. It comprises of part of the amenity space within the curtilage of No 37 Tomlinson Road.

1.2 The property is currently owned by Mr T Booth & Mrs A Luke who are seeking planning permission to construct an additional dwelling at this location.

1.3 MR DAVID PASSMORE has been instructed to project manage the proposed development and produce all technical drawings and supporting documentation.

Section 2
Assessment of the application site and relationship to the local area.

2.1 The application site is a steeply sloping landscaped area between No's 35 & 37 Tomlinson Road. The application site fronts on to Tomlinson Road, which is a local residential collector road.

2.2 The application site is set within an existing residential area and presents an in-fill development opportunity to reflect the building design and materials incorporated in the surrounding properties.

2.3 Although steeply sloping across the width of the development site the longitudinal falls are not as excessive and therefore as is the case with adjacent properties discrete retaining structures will be utilised to provide a building plateau and achieve access to the public highway and the amenity space to the rear of the building.

2.4 The surrounding properties are a mixture of single and two storey buildings of detached or semi - detached dwellings.

2.5 No35 Tomlinson Road is a single storey detached bungalow and No37 Tomlinson Road is a two storey detached house.

2.6 Both properties have extensive southeast facing rear gardens.

2.7 The application site will occupy part of the side and rear garden of No37 Tomlinson road. A common boundary will be established and the proposed dwelling will be constructed with a similar off set distance provided to both of the adjacent buildings.

2.8 Pedestrian access will be provided along both sides of the proposed dwelling and vehicular access will be provided directly on to Tomlinson Road.

2.9 The proposed site will be suitably sited to benefit from all the services and local amenities currently available along Tomlinson Road.

Section 3
Involvement of community members and local planning authority

3.1 No members of the local community have been involved in any pre-planning discussions except for the present owners of the development site and they have contributed to the current drawing details by expressing their views and requirements for a building that reflects similar features to No 37 Tomlinson Road.

3.2 Barnsley MBC Planning Department have been consulted regarding the proposals and their representative has expressed that in principle a development of this kind would be acceptable - subject to the relationship of the new building to No35 Tomlinson Road

Section 4
Design of the Scheme

4.1 The proposed building will be constructed on TWO levels.

4.2 GROUND floor accommodation will consist of a general reception area and hallway leading to the kitchen and dining room and the main living room WITH DOWNSTAIRS WC.

4.3 THE FIRST FLOOR will provide the main bedrooms and bathroom areas.

4.4 Pedestrian access will be provided from Tomlinson Road to the principal access of the proposed dwelling.

4.5 Disabled access to a motor vehicle will therefore be between Tomlinson road and the principal access.

4.6 The external and open amenity space to the rear of the proposed dwelling will retain as much as possible the existing features of this area. The conservatory and patio area of No37 will not be disturbed and the existing lawn area and existing structures will be incorporated into the built development.

Section 5
Conclusion

5.1 The proposed development site adjacent to No37 Tomlinson Road. Elsecar will provide an opportunity to construct an additional residential building that can incorporate the appearance and features of the two buildings adjacent to it.

5.2 The proposed building will be sited to sit equally spaced between the two existing buildings and will not create any significant impact to the structure of either dwelling.

5.3 The proposed building will not be detrimental to local amenity and will be able to benefit from the existing services and facilities along Tomlinson Road and the immediate surrounds.

5.4 Pedestrian and vehicular access will be provided up to and around the proposed dwellingsalthough disabled access will not be possible to all parts of the external area.