

Design and Access Statement

Proposed replacement detached house

Site of

81 Church Hill

Royston

Barnsley

S71 4AQ

For

Mr and Mrs P. Gates.

DESIGN

OUTLINE OF THE SITE

The site of approx 570 sq. metres currently has a Red brick bungalow which has been ravaged by mining subsidence for many years standing within the domestic cartilage of part of the site. The remainder of the land in the ownership of my client extends to approx 0.8 ha. But this is classed as Green belt .

It is intended to demolish this building and replace it with a similar sized footprint detached dwelling, slightly smaller in footprint than the original but on two floors in line with the accepted council policy of extensions of this sort being allowed up to 100% of the original. The area to be built on is the same as that taken up by the original, therefore preventing the possibility of having two dwellings on the site at any time.

The existing access is from Church Hill 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. These existing dwellings are of traditional construction in either brick with tiled roofs. Most of the other properties are fronted facing the road, The existing dwelling is built in smooth red facing bricks up to a higher than normal eaves level with a steep Blue slate roof.

The proposed dwelling will face the same way as the existing dwelling and with good views down the valley following the line of the Barnsley Canal. It is proposed to have a patio / decked area at the rear with access from the patio or French doors at the rear of the lounge..

The site has recently had an application approved for a bungalow which has now expired, my clients have only recently sold their main residence at Hoylandswaine , and are as yet not fully decided on where to move.

SITE DEVELOPMENT POTENTIAL

The land surrounding the domestic part of the site has made a suitable paddock for a couple of ponies but it is not yet fully decided whether to intensify the equestrian route ! . It may be prudent to try and incorporate some solar panels to supplement the heating / hot water requirement to the rear roof slope, as it faces due South.

USE

The use of the site is already deemed residential according to the current U.D.P. being classed as Green belt 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 fences to be retained and the new fence between the dwelling and the surrounding land to be concrete posts and wire to be in 1.2 m high.

ACCESS

The site will be accessed, both for vehicular and pedestrian by private drive at the front of the site. This is retaining the access in the original position.

There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement is unaffected, and a turning facility will be provided to both properties.

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 links with all major transport Interchanges.

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

Date 15-1-2016

Signed P. D. [Signature]