

**DESIGN AND ACCESS STATEMENT NEW THREE**  
**BEDROOM DETACHED HOUSE WITHIN GARDEN**  
**AREA OF 22 NEW STREET MAPPLEWELL**  
**ORDINANCE SURVEY COORDINATES**  
**410180N-432720E**

The proposed site has been checked with the environment agency's flood risk web site and is found not to be within any flood plain or flood risk area.

The site is located approximately five kilometres North of Barnsley and is centred within the former garden area of the above property which occupies a central position within the village of Mapplewell. The site is bounded to the North by existing housing, to the South of the development there is also housing. Directly to the West of the development site is New Street then further existing housing, and to the East is the Deanegate Nursing Home within its own grounds. The area around the proposed development site is predominantly residential. The proposed development is considered a sustainable development in that it will encompass good design & layout in order to suit the site parameters while also incorporating aesthetically attractive finishes and providing a high quality property suitably blending in with and adding to the character of the immediate surroundings.

The proposed dwelling will be accessed directly off New Street on to a block paved parking area all being durable and usable by users. The block paving will also serve to allow surface water to permeate through and soak away to ground.

Any conditions as laid out in any planning approval notice will be observed and complied with in full.

Disabled access to the dwelling has also been considered in which levels from the parking area to the dwelling entrance door is considered reasonably level and sustainable in terms disabled access and travel distance. Disabled access into the dwellings and within will all be in accordance with part M of the building regulations.

The proposed development site is considered level from New Street and will provide good road access all in accordance with any planning/highways policy guidance.

The proposed 3 bedroom detached dwelling will be finished in red brickwork with associated artstone window features including modern flat roof tiles and UPVC windows and door frames all in accordance with any planning requirements.

The proposed dwelling will also incorporate an associated planting scheme in which small bushes & shrubbery will be planted in order to add to the general character of the garden and hard standing areas all to planning policy guidance. One number existing fir tree along the rear boundary will be retained.

Mapplewell is served by a regular bus service, with links into both West & South Yorkshire. Bus stops are also located close by to the site making the development sustainable in terms of travel links.

In terms of local services there are several public houses/clubs, convenience store/off licence, post office, community centre, take away, fish & chip shops, a large doctors practice and a Methodist Church all within close proximity of the development and serving the community. The village also has its own recreational areas including children's play area.

In terms of the developments impact on the local area it will not have any detrimental effects as having its own access/egress off New Street and not relying on access through any existing established developments.

Nearby and adjacent properties will neither be overlooked or overshadowed by this development.

Within close proximity of the proposed development are Infant, Junior and Senior schools serving the village and other nearby catchment areas.

There is no economic impact on the immediate vicinity due to the proposed development.

A sustainable drainage system is to be provided all as the local planning policy guidance, all surface water is to be either taken to new soakaways or taken into the existing combined drainage system via existing manhole to the rear of 22 New Street. All new foul drainage is also to be taken to the existing combined drainage system serving the existing property 22 New Street.

It is not the intention of the developer to consult with a sample no of residents near by the development to ascertain their views on the proposal due to being an outline planning application only for one new dwelling being sited between two existing dwellings.

From our evaluation of all information provided regarding the development it would suggest that the proposed development can only benefit the local amenity in terms of an additional sustainable house which will improve the character and desirability of the New Street.

In the event of fire or any other emergency, to the development by any of the emergency services would be relatively easy given the position on New Street. The prospective owner and all visitors are provided with a level and convenient access up to and into the dwelling.

The overall design and layout of the development will also provide a good balance with other existing properties adjacent in terms of volume provided and its appearance together with the proposed landscaping and hard standing ratios. The overall scale and size of the proposed dwellings is also in keeping with surrounding property sizes.

The layout of the development has created a small but private environment with a mixture of hard standing and garden area while also providing total access around the dwelling footprint.

As levels indicate on the proposed development is generally a level site with access to the dwelling considered reasonably level and therefore maximises ease of accessibility while also limiting travel distances from the parking area.

The configuration & balance of hard & soft landscaping including the addition of bush and shrubbery planting does set out to enhance and protect the character of the site and create a positive change that can only benefit the owners of dwellings nearby and visually impacted on by the development.

In the event of any prospective owner not having a motor vehicle, pedestrian access up to and linking up with the existing pavement on New Street is relatively short and level providing a sustainable link to near by bus stops.

The overall design of the scheme has been developed to suit the natural curtilage of the site together with a access to comply with highways requirements necessary for a new dwelling.

The application is also based on a good understanding of the local character of the New Street area and aims to bring that same depth of character to the new development. The scheme therefore does comply with planning policy consideration in terms of its physicality & use of the existing land in order to provide such a new development.

The dwelling is easily accessible by visitors in which the provision of a convenient and safe access route directly from New Street is a prominent feature.

The development has also tried to replicate neighbouring properties through the choice of being a detached property to mirror those detached properties in the immediate area on New Street. The occupancy level therefore that this dwelling represents is comparable with other existing properties in the area.

The scale of the proposed build is also considered right for the site as the dwelling to hard standing and garden area proportions do appear to balance out without being disproportionate in any way while still providing significant space around.

All features of the development have taken into consideration sustainability and ease of maintenance together with an attractive order to it.

Current local services and amenities should easily cope with and welcome another dwelling and its residents providing an increase in spending within the local economy.

Any required boundary treatments will be in accordance with any planning guidance and approval given.

Two no car parking spaces to be provided on the front of the proposed dwelling and one car parking space will be retained at no 22 New Street.

From our survey and assessment it is clear that resident along New Street where there is a large no of mixed property types, the majority rely upon on street parking. Our survey also confirms that other properties constructed in recent years have also got parking spaces to the front with no turning area included therefore relying on reversing in or out onto New Street.

New Street is not a busy main road but appears to be a side access road only.

Any fencing or obstructions within 2.00m of the kerb edge line will be reduced to below 600mm high.

All existing privet hedges and boundary wall along the New Street boundary are to be removed.