A-701 Design & Access Statement

Document No. J17-060 A-701

Rev: 28-11-2017 Planning submission

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Jump Architects Ltd Unit 4D Parkway Rise Sheffield S9 4WQ
T: **0114 213 4609**
e: info@jumparchitects.com
www.jumparchitects.com
No.7526613

1.0 Outline Proposal

This document is to provide supporting information for an **outline** planning application to Barnsley Metropolitan Borough Council for the proposed development of the site at 7 Claycliffe Avenue, Barnsley S75 1HJ, to provide 1no. new residential dwelling.
Note this document is to be read with drawing J17-060 A-101 Location Plan and proposed site plan.
All matters are to be reserve.

2.0 Location



Location Plan Scale

N

0 10 20 30 40 50 70

The Site is approximately 390m² (0.096 Acre) and is in the residential area of Wilthorpe in the north-west side of Barnsley.

3.0 Site photo



Google Street View imagery

View of the proposed site form Claycliffe Avenue looking North.

4.0 Site use

7 Claycliffe Avenue is currently a private residential dwelling.

5.0 Amount of proposed development

1no. 3-bedroom bungalow.

6.0 Layout of proposed accommodation

Please see drg No. J17-060 A-101 Location Plan and indicative site plan for a potential site layout. Final design of the would be subject to a Full planning application.
Parking would be accommodated within the site with sufficient space available to allow for the required amenity space provision.

7.0 Appearance of the proposed scheme

Any proposed scheme would be subject to a full planning application; however it is envisaged that materials and appearance would be in keeping with the general nature of the locality.

8.0 Access & Parking

A new driveway is envisaged to serve the proposed dwelling from Claycliffe Avenue. The access would be situated on the outside of a sharp bend which will allow excellent sightlines for access & egress by vehicles

Car parking provision and access are to be reserved matters The plot is of sufficient size that it will provide sufficient room for 2no. vehicle parking spaces off-road as indicated by the indicative site plan on drawing J17-060 A-101 Location Plan and proposed site plan.

9.0 Environmental issues

Flooding - According to the Environment Agency the site does not sit within a flood risk area.

Flora & Fauna - There is no evidence of any unusual flora or fauna on the site, no evidence of protected species being present or resident.

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