DESIGN AND ACCESS STATEMENT IN RESPECT OF PROPOSED DWELLING – SITE ADJACENT PLOT 6 REDLAND GROVE off NEW ROAD, STAINCROSS, BARNSLEY

DESIGN

USE

The site consists of a piece of land adjacent to the west of plot 6 Redland Grove.
Plot 6 has a current planning approval for a detached house as part of a larger development which was granted planning approval in November 2007 under application reference 2007/1570. The area of land the subject of this application would originally have formed part of an extensive garden area allocated to plot 6. An opportunity has arisen to erect an additional dwelling on this land. The site area is approximately 300sq m.

AMOUNT

Our client proposes to erect a single detached dwelling designed as a 'dormer' style bungalow with a gable facing the highway and creating a three bedroom unit. Parking space is also proposed within the plot curtilage.

LAYOUT

The application site is generally within a residential settlement between New Road and Redland Grove. There are existing recently constructed dwellings to the south and both plots 6 and 5 are scheduled to be constructed to the site to the east of the plot. The dwellings are generally of a detached or semi-detached type.
The site has a fall from the northwest down to the south east of approx 2m and will be bounded on the western and northern edges by existing and proposed tree and hedge planting.

The dwelling will be served from the existing highway constructed as part of the original approved scheme. Private garden space will be provided predominantly to the rear of the proposed dwelling. A nominal amount of 'front' garden space will also be created either side of the proposed private driveway which will be formed off the head of the established access road.

SCALE

The scale of the proposed dwelling respects the height of the approved dwelling to the east (plot 6) and the ridge height will a little lower than that proposed for plot 6. The overall proportion of the dwelling is consistent with surrounding properties and will therefore be consistent with the existing street scene.
Preliminary discussions with the planning officer and provision of basic sketch proposals helped to establish the form of development and the detailed drawings submitted with this application reflect the results of those pre-application discussions.
The site has a cross fall and there will be a certain amount of cut and fill to form a level site under the footprint of the proposed building.

LANDSCAPING

The proposed private garden areas will be landscaped in accordance with our client's requirements. Boundary treatment particularly to the west and the north will take the form of fairly extensive tree and hedge planting to create a definite tree screened edge to the development.

APPEARANCE

The dwellings will be constructed in good quality facing brick with complimentary stone details all subject to LPA approval.

ACCESS

Pedestrian access to the dwelling will be from the side access drive via the front entrance door. A level entrance will be provided to the main entrance door and there will be no excessive gradients between the parking space and the entrance to the dwelling.