

DESIGN & ACCESS STATEMENT

Relating to Proposed Construction of 2 Dwellings, At Land off Tower Street, Barnsley.

Applicants: Mr K Porter and Mr D Evans.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott – Dip. URP.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed houses and their relationship with the adjacent dwellings and the character of the wider area. In particular the design of the proposed dwellings has been largely influenced by similar detached dwellings that are currently under construction on the adjacent former allotment land. The statement also highlights the characteristics of the access to serve the proposed development.
- 1.3 The proposed development involves the construction of a pair of detached dwellings with integral garages and off-street parking spaces in front of the dwellings as well.

2. Design of The Proposed Dwellings.

- 2.1 The site of the proposed development slopes up both from the side of number 52 Tower Street and also from the access drive into the main body of the site, with a significant difference in levels as indicated on the site survey. The rear part of the proposed dwellings will be on a similar level to the houses at the rear and because of the level difference across the site it was decided that the best form of development would include integral garages to the front to create three storeys at the front and then two storeys to the rear of the houses.
- 2.2 The applicants have considered a number of options for this site and have decided to amend the originally prepared plans to incorporate integral garages following the positive response to the pre-application enquiry that was submitted to see if a development of two houses would be supported on this site. The details of the proposed dwellings have been arrived at to complement rather than replicate the new properties on the adjacent land in an attempt to create two dwellings that will fit in well with the adjacent properties whilst preserving the amenities of the neighbouring residents.
- 2.3 The siting and orientation of the proposed dwellings is considered to fit in well with the general character of the area and the street scene along Tower Street. The proposed development retains a good gap between the existing and proposed dwellings and all aspects of the proposed development accord with the Council's policies and guidelines for separation distances between dwellings and space about dwellings, as required by the Local Plan and Supplementary Planning Guidance Notes.
- 2.4 The external facing materials for the dwellings will replicate the buff coloured artificial stone and dark coloured flat profile roof tiles that have been used on the adjoining development. Artificial stone heads and sills will also be provided to the openings as detailed on the submitted plans. The scale and design of the dwellings will complement the adjacent dwellings and will sit in well along this part of Tower Street.

3. Access Considerations.

- 3.1 In terms of the access that will serve the proposed development we have essentially replicated the access that was proposed along with the recently submitted pre- application enquiry. The previously submitted plans showed a shared access for two dwellings as we are proposing now with ample space within the site for passing, parking and turning manoeuvres. It is therefore presumed that the same form of access is still deemed to be acceptable to the Council's Development Control Highways officers.
- 3.2 The proposed development will not affect the access or parking arrangements to any of the neighbouring properties and the gradient of the access will effectively be the same as that approved recently for the neighbouring development.
- 3.3 It is considered that the access and parking accommodation for this development will not have a material detriment on the amenities of neighbouring residents or the interests of highway safety. No objections were raised to the previously submitted pre-application enquiry on highway safety grounds and it is therefore presumed that no objections will be raised to this latest proposal by the LPA's Highways Development Control section