

PROPOSED RESIDENTIAL DEVELOPMENT, MONSAL VIEW, ATHERSLEY, SOUTH YORKSHIRE.

SW/KAN/11042/3.4/D&A/DF

DESIGN, ACCESS AND PLANNING STATEMENT

1.0 Introduction

Oliver Construction (Developments) Ltd are looking to develop a site off Monsal Crescent, Athersley, South Yorkshire to provide additional residential accommodation.

The application site has an area of approximately 0.163 ha. The site is bounded on all sides by rear gardens to the existing housing, with the access to the site being on the northern boundary from Monsal Crescent.

The site is not within a Conservation area or affected by flooding as shown on the Environment Agency's Flood Maps.

At present, the development site is a vacant plot, which is generally grassed with areas of bushes.



Aerial View.



Location Plan

2.0 **Use**

The development is for the construction of five two storey, three bedroom houses, in two blocks.

The Barnsley MBC UDP HI notes that more housing is required within the Barnsley MBC. It is noted that this is an old document and is due to be superseded.

3.0 **Quantity**

As noted in 2.0 above the project is for the construction of 5no. residential plots in two blocks and will provide a total internal floor area of 423m².

Remaining areas of the site are to include a tarmacadam access road and car parking bays, block paved paths to the front of the building and paving slabs to the rear. All other areas are to be grassed.

4.0 **Layout**

The development has been laid out to suit the general shape of the plot, with buildings running north/south to the west of the new access road. This allows for car parking to the front (east) of the buildings and separate rear gardens to the west. The closest existing house is approximately 11.5m away from the boundary of plot 1.

The layout maximises the use of the plot but still maintains sufficient amenity areas and areas for access/car parking.

5.0 **Scale**

As noted above the buildings are to be two storey with duo pitched roofs. The buildings will have a height of approximately 5.15m above ground level to gutter and 8.5m to ridge.

The existing properties adjacent the site are all two storey buildings so the scale of the proposed development is appropriate for the surrounding environment.

The buildings will have a finished floor level of approximately 82.5m, but final finished floor levels will be determined by the final external works design, and to suit the adjacent boundaries.

6.0 **Appearance**

The buildings have been designed to differentiate from the existing 1930's/40's red brick semi-detached buildings that bound the site and to provide a more modern aspect/feel to the development.

The walls are to be Costhorpe pitched faced stone walling including stone cills and lintels to doors and windows. The roof is to be contrasting black concrete interlocking tiles, with black UPVC gutters and rainwater pipes.

Doors and windows are generally to be white UPVC, double glazed except the main entrance door which is to be a black composite door.

7.0 **Access**

The site is to be accessed from Monsal Crescent through an existing access point. A new private shared drive is to be constructed, in accordance with Highways requirements, to provide access to the houses and their associated car parking. The drive is to be designed to allow for appliances and refuse vehicles to enter and exit the plot in forward gear.

Two car parking spaces are to be provided to each plot, with a further two spaces provided as communal parking.

Ramped or level accesses are to be provided to the main entrance doors from drive or car parking. Ramps will have maximum gradient at 1:20 and will be designed to meet Building Regulation requirements.