THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH THE APPLICATION DRAWING.

Design and Access Statement

Detached house
Side of " Elm Garth "

Priory Road

Bolton on Dearne

Rotherham.

For Mr D. Webster.

DESIGN

OUTLINE OF THE SITE

The site of approx 350 sq. metres is currently a small builders yard to the South side of "Elm Garth" , a private dwelling house on Priory Road, Bolton on Dearne, Rotherham

Access to the site is currently by way of private driveway at the front of the site, directly off Priory Road. This access also provides pedestrian access to the site. The site is level and has outbuildings to the Eastern boundary which form an element of privacy for the properties at the rear on School Street.

The site is bounded by existing walls and fences which will remain unaffected.

SITE DEVELOPMENT POTENTIAL

The site lies within and established residential area with dwellings displaying many types and styles of architecture and materials. However the predominant materials are of facing brickwork, with slated roofs.

It is felt that the site is best suited to a single dwelling, which will not compromise any amities of the existing house on the site or neighbouring dwellings. Also this would provide a housing need on an infill plot, which is becoming increasingly rare in the area.

The local authority SPG3 gives guidance on utilising the potential of such infill sites to meet the growing housing needs in such urban areas. This site falls into such a category and therefore provides such a need.

It is proposed to build a dwelling that can accommodate modern family life, with low maintenance, low management and low emissions to meet with the future needs of the Barnsley Borough and government objective and priorities. It is now that we must look towards the next ten formative years in providing modern dwelling homes that are to meet such objectives to provide sustainable housing for our local family housing needs.

USE

The use of the site only justifies a domestic residential use. There is no local need or requirement for continued commercial use on this particular land. Indeed any commercial or mixed use would cause unacceptable annoyance. Due to the location and the overall characteristics of the site other uses have been negated.

AMOUNT

The proposal of this application has been design to provide a balance between development and amenity space to compliment that of existing dwellings in the surrounding locality. The amount of amenity space provided on the proposal exceeds that of local design criteria. It is considered that the density of the building on this application is not only in keeping with the physical characteristics of the site, but also that of the neighbourhood.

There would be no undue unacceptable affect on the amenity and enjoyment of neighbouring properties. There will be no affect to the neighbourhoods support services.

LAYOUT

To be respectful and to prevent loss of any amenities to adjoining properties, the design was ultimately considered that a modest scale detached house would balance the capacity of the site to take a dwelling and prevent loss of such amenities this house has been designed so that it will be in keeping with the local vernacular in the modern housing design.

The dwelling is sited and designed to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access to public and private areas externally and does not affect any access to adjacent properties, outside the applicants control.

The design and access of the site provides a safe and secure environment for domestic dwellings. The site will be overlooked for security and likewise will provide added security, by overlooking, to the existing properties in the street scene, yet maintaining overlooking measurement guidance.

The private spaces of the proposed dwelling will be secure and segregated between each dwelling. There is no proposal for communal or public space on the site.

SCALE

The design of the proposed dwelling is of a domestic scale and in keeping with sizes and proportions of properties in this area.

LANDSCAPING

There has been no specific additions to the landscaping of the site considered, other than minor boundary planting to the west. The proposal is for the garden area to remain generally as lawn with low level planting, dictated by personal taste of the occupant to compliment private designated areas such as patios. No filling or cutting of the site is intended.

APPEARANCE
The external walls shall be in facing brickwork. With grey concrete roof tiles to emulate the vernacular, slate roofs.

ACCESS
The site will be accessed, both for vehicular and pedestrian from a private drive at the front of the site, laid out in block paving. This hard surfacing laid out in block paving will be wheelchair friendly so as to afford access to the whole site and dwelling.

Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. Local bus services are good and frequent. The local bus service provides transport to both Barnsley town centre and the local villages.

Local roads are in good repair and vehicular access to the site from main roads is very good. The immediate site area is generally flat with good pedestrian access on hard-surfaced pavements. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not compromised in this way.

Date.....

Signed.....

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