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DESIGN & ACCESS STATEMENT

Proposed Erection of Detached Dwellinghouse, Adjoining Spring Terrace, Cote Lane, Thurgoland.

Applicants: Mr & Mrs D Travis.

1. Introduction.

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.

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 adjacent buildings and their relationship with their immediate surroundings and the character of the wider area, together with an assessment of the proposed new dwellinghouse on this site.

In particular the design of the proposed development has been influenced by the applicants' own requirements and to reflect the details of the neighbouring properties adjacent to this site in an attempt to retain the character and visual amenity of this part of Thurgoland. This statement also highlights the particular characteristics of the existing access drive into the site and the suitability of the proposed development in terms of its accessibility.

The proposed development involves the erection of a single dwellinghouse on an open area of land abutted by Spring Terrace and Spring Row. It is considered that a single dwellinghouse can be accommodated on this site without it having a detrimental effect on either the character and visal amenity of the area or the amenities of the neighbouring residents.

2. Design of the Proposed Development.

The site of the proposed development fronts onto Cote Lane in Thurgoland, with the majority of the site being set at a lower level than the highway. The site is abutted on one side by Spring Terrace and on the other side by Spring Row. There are no properties on the opposite side of Cote Lane to the application site. The site is located within a predominantly residential area and it is considered that the principle of the proposed development is acceptable in this location. The proposed dwelling has been designed to a very high standard and it is considered that this proposal will retain the character of the area rather than detracting from it. There is a gentle fall across the site, from the north down to the south and the development has been designed to make the best use of the site.

The development has been designed to ensure that the visual amenity and character of the area are protected with a main component of the new development having a similar scale and massing to the adjacent buildings. The adjacent properties are predominantly built from coursed natural stone and this proposal will replicate those materials. This is similar to the new dwelling that has recently been built to the southern side of Spring Row, called Spring Row Cottage. The surrounding roofing materials also have some variety and it is proposed to use natural blue slate, which will fit in well with the neighbouring properties.

The details and general design of the proposed development are considered to replicate those on the neighbouring properties, albeit in a modern form. The basic design of the new dwelling takes the form of a detached farmhouse type property, which is appropriate for this semi-rural location. The submitted plans are considered to represent an acceptable form of development on this site, which will also have an acceptable relationship with the neighbouring buildings.

The applicant has considered a number of options for the redevelopment of this site, and the latest plans have been drawn up as what is considered to be the best version of the development on this site. The proposed external facing materials for the new development will be agreed in full with the Council before any work is commenced on site, but at this stage it is the applicant's intention to use coursed natural stone with matching quoins and heads and sills and mullions, as shown on the submitted plans. Natural blue slates will aslo be used on the roofs. The design and scale of the development will complement the scale and massing of the adjacent properties and with the facing materials proposed this will clearly represent an acceptable development for this site.

3. Access Considerations.

In terms of the access that will serve the proposed development there is an existing single width access that serves this site, which is some 3.5 metres wide at the entrance to Cote Lane. The access currently provides parking for the applicants and the neighbouring properties have a right of way over the access drive on foot only. It is considered that the location and width of the existing access is acceptable to serve the proposed development on this site, with visibility for the drivers of vehicles leaving the site being retained as it is at present. It is also considered that there is sufficient space to provide sufficient off-street car parking spaces to serve the proposed dwelling so that the interests of highway safety are not adversely affected. There is also sufficient space within the site for vehicles to turn around so that they can enter and leave the site in a forward gear.

The application site is located within the village of Thurgoland and is located adjacent to a bus stop, with regular bus services into and out of Barnsley as well as other neighbouring areas. There is a local school in Thurgoland, as well as a number of shops and a few employment opportunities.

It is considered that this development is in a sustainable location and with the current Government stance on dissuading people from using private cars whenever possible it is considered that this development should be supported. The level of traffic associated with the proposed development will not result in a significant level of traffic visiting the site and it is considered that there should be no objections to this proposal from a highway safety viewpoint.