

Design and Access Statement for Proposed ~~Development~~ Detached House adjacent
66 Kingswood Crescent, Hoyland

Surroundings

The site lies at the corner of Kingswood Crescent and Wombwell Road at the end of a former Council estate of semi-detached houses. Opposite the site is the former Fighting Cock Public House site which will be developed into flats. The site is part of No. 66's garden and is approximately 14 m wide x 25 m deep. To the rear is open space.

Access

Access to the site is via an existing access to No. 66 which will be shared with the development. There will be a turning head provided in front of No. 66. The access slopes from the road down to the site and the site is fairly level. Parking will be 1 car in front with 1 car ~~in~~ inside with a shared turning area in front of No. 66. Pedestrian access is via a footpath with ramped access to front doors to comply with A.P. Part M. maximum gradient 1 in 12 with level landing and 15 mm maximum threshold.

Siting

The siting of the ~~dwelling~~ is continuing the line of No. 66 allowing space for parking and turning. The block will be 3.5m from the Wombwell Road boundary, which is some 3 to 4 m below the pavement. The rear of the block will also be in line with adjacent No. 66.

Design and Appearance

The ~~house~~ will be 2 storeys high with the ridge line no higher than adjacent No. 66. It is proposed to use brick with concrete tiles. There will be no habitable windows on the gables. All habitable room windows will be at the front and rear.

Taking on board the reasons for the original refusal, the scale of the ~~dwelling~~ has been reduced to lessen the impact on the street scene.

The reduction of the footprint has increased the private amenity space. The proposal is for 4 bed roomed ~~detached dwelling~~, therefore 1 car parking space is acceptable, with turning facilities in front of No. 66 to allow cars to exit the site in a forward gear.