



Design & Access Statement

Project:

Construction of 2Nr. Semi Detached Dwellings
Land Adjacent to 1 Lord Street
Hoyle Mill
Barnsley

Client:

Yield Property Services Ltd

Date:

15th January 2016



1. The Site

The site is in a small residential area known as Hoyle Mill on the outskirts of Barnsley. Access to the site is from Lord Street with the current dwelling having off road parking for two vehicles. The existing building facade sits directly on the back edge of the wide footpath.

The site area extends to 450 m² with the existing dwelling positioned in the south eastern portion of the site. The area proposed for development is 260 square meters m²

2. The Proposal

The proposal is to develop the site to the side of the existing dwelling to provide 2Nr. Small family dwellings in the residential area.

3. Flooding & Drainage issues

There are no flooding issues that we are aware of regarding this development. The site is not within a flood zone as marked on the Environment Agency flood maps. The existing drainage system will be designed to suit the local drainage authority requirements.

4. Trees

There are no trees on the site

5. Highways, Parking & Access

The existing road is a residential street with on street parking which will be utilised for this development.

6. Provision of Public Open Space

The scheme does not provide any public open space due to the nature of the development.

7. Materials

The surrounding building are constructed from a variety of materials and the new dwellings should reflect those of its immediate neighbours.

The materials proposed are as follows:

Walls: Red facing brickwork to match the existing adjacent building.

Roof: Interlocking Slate effect roof tile.

Windows: White uPVC timber window.

Doors: White uPVC doors

8. Heritage Assets

The property is not within a conservation area

9. Impact

This development is proposed to meet the needs of local housing requirements and should have little impact on the existing residential area. Materials have been chosen to reflect the adjacent existing dwelling.

10. Conclusion

This development is proposed to meet the needs of local housing requirements and should have little impact on the existing residential area. The site lies within the established residential core of the village and accordingly, it is not considered that the proposal requires any further justification in land use terms.

11. Coal Mining Risk Assessment

The Development site has been identified as being within an area designated as high risk and requiring a CMRA as part of the application.

The Geological records show that the coal seam identified is the 'New Hill' seam which is around 60cm in thickness. The 'New Hill' seam outcrops to the west of the development site and is likely to be present at a shallow depth beneath the proposed development. On this basis unrecorded shallow mine workings could be present and a Ground Investigation is required to evaluate the ground conditions. Through consultation with relevant bodies it determined that although there have been instances of unrecorded mining works the likelihood and expected risk of this is slight.

