



Paddocks Architecture

Design and Access Statement

RE Land adjacent 1 Lord Street, Hoyle Mill, Barnsley, S71 1HZ

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 current site is land Adjacent to 1 Lord Street and previously was part of the Garden for 1 Lord Street.

The site currently has planning permission for 1 dwelling application number 2023/0091

2. The Proposal

The proposal is to develop the site to the side of the existing dwelling to provide 2No. Small dwellings in the residential area.

The proposal is for 2 x 3 bedroom dwellings. Each house is 84m² which complies with the national standards for a 3 bedroom, 4 person, 2 storey dwelling.

The houses are set back from the road as previously approved and achieves the 12m distance from the houses on the opposite side of Lord Street originally approved.

Each house has a garage and a parking space in front to equal 2 parking spaces per property.

Each dwelling has a private garden equalling 43 & 44m². Although this is below the suggested 60m² in Barnsley they are fitting for the area and match those of the house opposite Lord Street. We are also only 40m² walk to the open Green land area to the north west of Lord Street.

Sat in the street scene the proposed 2 dwellings are no higher than what was originally approved with the ridge actually being lower.

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



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5. Highways, Parking & Access

The existing road is a residential street with on street parking off road parking will be provided for this development. 2 dropped kerbs are proposed to create the new driveways. Both drives achieve the minimum 3.2m wide standard.

6. Heritage Assets

The property is not within a conservation area

7. 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.

8. 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.