# DESIGN AND ACCESS STATEMENT FOR THE DEMOLITION OF THE EXISTING DWELLING AND THE CONSTRUCTION OF A NEW FOUR BEDROOM DETACHED DWELLING AT NO 1 CHURCH HILL ROYSTON BARNSLEY S71-4NQ

The proposed site has been checked with the environment agency's flood risk web site and is found not to be within any flood plain or flood risk area.

The new proposed dwelling is located approximately five kilometres North of Barnsley and is to be positioned over the same foot print lines of the original property which occupies a central position within the Royston area. The existing site boundaries are to remain. The area around the proposed development site is therefore predominantly residential. The proposed development is considered a sustainable development in that it will encompass good design & layout in order to suit the existing site parameters while also incorporating aesthetically attractive finishes and providing a high quality property suitably blending in with and adding to the character of the immediate surroundings.

The proposed dwellings will be accessed directly off Church hill via the existing drop kerb drive access. A new block paved drive and turning area will be provided.

Any conditions as laid out in any planning approval notice will be observed and complied with in full.

Disabled access to the dwellings has also been considered in which levels from the new drive/parking area to the rear dwelling entrance door is considered level and sustainable in terms disabled access and travel distance. Disabled access into the dwelling and within will all be in accordance with part M of the building regulations.

The proposed development site is considered partly sloping down to level on the rear due to the fall from the Church Hill access, but level elsewhere. Due to the existing site levels, ground reduction works will not be necessary in order to provide a level access down to the new dwelling rear door position. Retaining walls will be provided if found to be necessary on the rear.

The proposed 4 bedroom detached dwelling will be finished in a reconstituted coursed stone similar to that on new houses off Royston Lane and stone effect feature window heads and cills including modern slate effect flat grey roof tiles and grey UPVC windows and door frames all to provide a modern more attractive dwelling all in accordance with any planning requirements.

The proposed dwelling will also incorporate some conifer bush reduction and trimming works on the front elevation and some associated planting in which small bushes & shrubbery will be planted in order to add to the general character of the rear amenity and hard standing areas all to planning policy guidance.

Royston is served by a regular bus service, with links into both West & South Yorkshire. Bus stops are also located close by to the site making the development sustainable in terms of travel links.

In terms of local services there are several public houses/clubs, convenience store/off licence, post office, community centre, take away, fish & chip shops, a large doctors practice and a Methodist Church all within close proximity of the development and serving the community. The village also has its own recreational areas including children's play area.

In terms of the developments impact on the local area it will not have any detrimental effects as having its own existing access/egress off Church Hill and not relying on the formation of a new access/egress or through any existing established developments.

Nearby and adjacent properties will neither be overlooked or overshadowed by this development.

Within close proximity of the proposed development are Infant, Junior and Senior schools serving the immediate area and other nearby catchment areas.

A sustainable drainage system already exists on the site serving the existing dwelling all as necessary under the local planning policy guidance. All new surface water from the proposed dwellings is to be either taken to new soakaways or taken into the existing drainage system serving the original dwelling via a new connection manhole. All new proposed foul drainage to serve the new dwellings is also to be taken into the existing drainage system serving the original dwelling via a new connection manhole.

From our evaluation of all information provided regarding the development it would suggest that the proposed development can only benefit the local amenity in terms of a replacement sustainable house which will blend in with and add to the character and desirability of the immediate Royston Road, Church Street and Church Hill areas.

In the event of fire or any other emergency, access to the development by any of the emergency services would be relatively easy given the existing access and position off Church Hill. The prospective owners and all visitors will be provided with a more attractive slightly sloping and more convenient access up to and into the new dwelling.

The overall design and layout of the new dwelling will also provide a good balance with other existing properties adjacent in terms of volume provided and their appearance together with the proposed landscaping and hard standing ratios. The overall scale and size of the proposed dwelling is also in keeping with surrounding property sizes and the original property size.

The layout of the development has created a functional but desirable environment with a mixture of new hard standing and existing garden area while also maintaining the existing access to the drive, parking and rear garden area.

As levels indicate the proposed development site is slightly sloping on the rear hence the necessity of ground improvement works and retaining wall support if found to be

necessary so that the new dwelling can be constructed with a safe and more usable. access/egress off Church Hill. Access therefore to the new dwellings will be made more satisfactory and therefore maximises ease of manoeuvrability while also providing an acceptable parking and turning area.

The configuration & balance of hard & soft landscaping including the addition of shrubbery planting does set out to enhance and protect the character of the site and create a positive change that will be acceptable to the owners of existing and proposed new dwellings nearby and visually impacted on by the development.

In the event of any prospective owner not having or using a motor vehicle, pedestrian access out to the existing pavement on Church Hill is instant, providing a sustainable link to near by bus stops.

The overall design of the scheme has been developed to suit the natural curtilage and levels of the site together with an improved access to comply fully with any highways requirements necessary for a any new dwelling.

The application is also based on a good understanding of the local character of the Church Hill area and aims to bring that same depth of character to the new dwelling as was the case with the original dwelling when occupied. The scheme therefore does comply with planning policy consideration in terms of its physicality & use of the existing land in order to provide such a new development.

The dwelling is easily accessible by visitors in which the provision of a direct and safe access route from Church Hill is a prominent feature.

The development has also tried to replicate other neighbouring properties through the choice of being a more modern detached dwelling as was the original building to mirror other dwellings in the immediate area off Royston Lane. The occupancy level therefore that this dwelling represents is comparable with other existing properties in the area.

The scale of the proposed dwelling is also considered right for the site as the overall foot print size is smaller than the original building and the dwelling to hard standing and garden area proportions do appear to remain balanced without being disproportionate in any way, while still maintaining significant space to the front and rear.

All features of the development have taken into consideration sustainability and ease of maintenance together with an attractive order to it.

Current local services and amenities should easily cope with and welcome a more modern dwelling and its residents maintaining spending power within the local economy.

Any required boundary treatments will be in accordance with any planning guidance and approval given.

Three no car parking spaces can be provided within the boundary of the new replacement dwelling.

Existing boundaries will be protected and maintained around the development site area.

Some front elevation isolated trees within the development boundary are also to be cut down or trimmed, none of which will have T.P.Os on them due to their type.

Following an extensive survey along the Church Hill and Royston Lane areas their appears to be evidence of and a prominence of new housing developments.

Any new fencing that may be required at strategic positions will be 1800mm high close boarded fencing.

Existing boundary retaining walls will be maintained accordingly.

45 degree visibility splays at the existing access/egress pavement position are in place.

A new retaining wall section to match the existing sections is to be provided where the original single storey side shop projection is demolished along with the original dwelling as it bounded with the existing pavement. The wall will also be stepped down to a maximum of 600mm high within 2.50m of the existing access/egress position.

The original dwelling has been subject to some major subsidence problems over the years resulting in large areas of decay along with none repairable structural integrity problems hence the reason for being empty for a no of years now. A structural assessment has been carried out on the existing dwelling and a subsequent report does recommend the demolition of.