PROPOSED RESIDENTIAL DEVELOPMENT

OFF KINGSWAY
MAPPLEWELL
BARNSLEY

SEVENHILLS ESTATES LTD

DESIGN AND ACCESS STATEMENT

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PROPOSED DEVELOPMENT AT
KINGSWAY MAPPLEWELL
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DESIGN AND ACCESS STATEMENT

INTRODUCTION:

1.1 This statement serves to illustrate the background for development proposed in an application for planning permission submitted to Barnsley Metropolitan Borough Council on behalf of Sevenhills Estates Ltd for the erection of three new two storey houses with additional accommodation in the roof space.

1.2 The site is owned by the applicant.

1.3 The property is a rectangular site of 686 m2 (0.17acres).

1.4 The site has a frontage to Kingsway and is surrounded on three sides by modern houses and bungalows.

1.5 It is generally level and featureless.

1.6 The site is currently vacant and was previously used for lock up garages

1.7 This application is for full planning permission for the proposed works.

POLICY:

2.1 The site is located in a Housing Policy Area.

2.2 Preliminary discussions with officers from the planning Authority have taken place and the proposals have been well received.

2.3 The site is in an ideal sustainable location close to public transport links and local amenities.

2.4 The site is in an established residential area.

2.5 The building is designed for maximum efficiency in accordance with principles set out in the code for sustainable homes.

THE LAYOUT:

3.1 The new building is located on a similar building line to that of the existing dwellings on either side and will sit comfortably in the established street scene.

3.2 There is to be a single terrace of three houses with front and rear gardens.

SCALE:

4.1 The new building will be similar in scale and massing to existing buildings in Kingsway and consequently will not dominate the road frontage.

MATERIALS STRATEGY:

5.1 The materials to be selected for the external facings and roof coverings will be chosen to ensure that the new building blends seamlessly with neighbouring properties and will be agreed with the local planning authority.

5.2 Materials will be from sustainable sources.

LANDSCAPE STRATEGY:

6.1 There will be new tree planting to the grassed front gardens of the new dwellings.

6.2 There are no existing trees on the site. Some existing elder scrub will be removed.

ACCESS:

7.1 There is individual vehicular and pedestrian access from Kingsway for each dwelling

7.2 Access is suitable for people with disabilities.

7.3 There is access to each rear garden for easy recycling and refuse collection.

7.4 Due to it's sustainable location the site has good access to all local amenities and Public transport

Richard Ward
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SITE PHOTOGRAPHS.





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