
PROPOSED DWELLING

ON SITE OF

**'THE HAWTHORNES'
10 ALLOTS COURT
(OFF CHAPEL STREET)
BIRDWELL
BARNSELY**

For

MR & MRS GARY ASKEW

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The proposal is to demolish the existing dwelling and garage and outbuildings and construct a new dwelling with integral garage and associated works.

2 THE SITE

The site lies within the residential areas of Birdwell and the existing property is a detached bungalow of traditional construction.



The submitted survey drawing shows the position of the bungalow on the elevated section of the site. The bungalow enjoys extensive views tow. The property is within walking distance of the village amenities and local school and has public transport links.

The site is a larger than average size and is situated at the western end of Chapel Street towards the junction with The Walk.

The south eastern section of the site is generally level with the north western section sloping down to an existing stone retaining wall along the site boundary with Chapel Street.

To the east of the site is Allotts Court, an unmade road serving existing dwellings. The terraced row of dwellings is of stone construction under a hipped roof.



EXISTING DWELLINGS TO ALLOTT'S COURT

To the west of the site are the rear garden areas of properties along The Walk. The photograph above shows a cluster of outbuildings to these properties along the site boundary.

The nearest dwelling to the site is 103 The Walk. This is a dormer style bungalow of traditional construction and is set in well established garden with screen planting along its boundary with the site.

The photographs below show views to the site from north eastern side of 103 The Walk



WATER FEATURE AND SHRUB PLANTING



FROM KITCHEN AREA

The photographs below show views from the site towards the north eastern section of 103 The Walk



FROM SITE TOWARDS BREAKFAST/KITCHEN WINDOW



**FROM SITE TOWARDS 103 THE WALK SHOWING ESTABLISHED SCREEN PLANTING
ADJACENT THE SITE BOUNDARY**



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The areas within the curtilage of 103 The Walk that will be adjacent the proposed dwelling comprise a paved perimeter path and rockery/planted area on the north eastern side of the dwelling.

This area is overshadowed by the existing dwelling and does not benefit from any distant views and is not an area likely to be used as amenity space. This was highlighted by the present owner who, when he kindly allowed us access to his property, advised that special care should be taken on the slippery paving and steps.

The main private amenity areas to 103 The Walk are large garden areas to the western side of the property that are screened from the highway by high, long established beech hedges. These areas will not be adversely affected by the proposals.

All other adjacent properties around the perimeter of the site and those immediately opposite are sufficiently separated from the proposed dwelling not to be adversely affected by the proposal. In addition, the site has existing Leylandii hedges and stone walls around the perimeter of the south eastern (proposed garden) areas.

The site is not identified by the Environment Agency as an area where flooding is a risk.

The adjacent buildings are not listed and the site is not within a conservation area.

The existing vehicular access from Chapel Street will be retained. The site entrance has currently a steep drive to the existing double garage.



EXISTING SITE ENTRANCE AND DRIVE

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposal is to demolish the existing bungalow and replace it with a new dwelling that meets the needs and aspirations on the applicant. The internal layout and design meet these requirements.

A major requirement is that the garage has an internal link to the main dwelling. Due to the existing site topography particularly with regard to site levels the garage floor level was determined by adopting an acceptable maximum gradient of 1 in 12 for the drive. This was used to establish the dwelling internal floor levels.

The submitted drawings show existing and proposed levels along with a comparison with the existing dwelling and 103 The Walk.

Prior to submission of the application discussions were held with Mr Joe Jenkinson and Mr James Hyde (Barnsley M.B.C. Planning Officers. Following the latest consultation the following comments were received

- Gables preferred to hipped roof

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- Omission of accommodation above garage and garage eaves to be lowered.

These issues were discussed with the applicant and it was concluded that as the neighbouring properties to Allotts Court have hipped roofs this would suggest that similar roof design on the new dwelling would not be inappropriate.

In addition, the plan layout of the building at roof level does not suite a roof with gables other than to the front elevation as shown.

Further, a gables to the main body of the proposed dwelling would increase the impact on surrounding properties.

The main issue with the garage roof line appears to be the affect it would have on 103 The Walk where the proposed building will be close to the site boundary.

The submitted drawings show the location of existing windows to 103 The Walk and typical lines of site from them. It should also be noted that only the sloping section of the roof to garage section will be visible over a 2m high screen fence beyond existing, established planting.

Photographs above show the existing planting and screening to this section of the site boundary. In addition the area between the site boundary and the north eastern section of the dwelling is not a well used amenity area. The area is almost constantly in shade.

The proposals have been fully discussed with the owner of 103 The Walk who has confirmed that he has no objection to this proposal. If this is required in writing this can be arranged.

The photograph below shows the screening that will provided by the boundary fence proposed



The site proposed for the new dwellings is 'brown field' and suitable for the development proposed. The site is situated in an established residential area and the proposal is appropriate and will not cause significant harm to the general amenity of neighbouring properties.

The existing access point will be retained but the new drive will have a gradient not exceeding 1 in 12.

The front boundary wall will be retained or rebuilt as required.

The proposed traditionally constructed dwelling is in keeping with the general style and scale of properties in the area. The proposals are intended to be complimentary to the dwellings in the general area and respect the local vernacular.

The proposals for residential development of the site will causes no significant harm to the local environment and does not create any Planning difficulties.

The proposal complies with policy in that the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity of new or existing residents.

The size of property and accommodation proposed for the dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography, views from the site and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways with the introduction of screen fencing and planting where appropriate.

The layout of the development was governed by the location of the existing access point, restriction due to site topography, proximity of adjacent dwellings and separation distances to surrounding dwellings.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

The architectural style is compatible with that of the existing buildings in the locality and in particular the adjacent dwellings to Allotts Court

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

The scheme has been designed with reference to Policy with regard to the standard of design and amenity levels. The scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.

The proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

4 SOCIAL & ECONOMIC CONTEXT

The site is within an established residential area. This will not cause conflict or created unacceptable amenity levels for the existing residents. Further, the traffic generated will not cause disturbance or nuisance.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works

5 ACCESS

The access to the property from Chapel Street is to be retained. However turning facilities are to be provided to allow vehicles to enter and leave the site in forward gear.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

To the newly constructed dwelling the entrance door, and the internal layout will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 CONCLUSIONS

The proposal is within an established residential area and complies with Local and National policies relating to residential development.

The site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

A dwelling of the type proposed is fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.
