PROPOSED DWELLINGS

at

SITE OF
111 HIGHAM COMMON ROAD
BARUGH GREEN
BARNSLEY

for

MR G. HANSON

DESIGN AND ACCESS STATEMENT

Prepared By

WHITE AGUS PARTNERSHIP

BACKGROUND

The Application is for the demolition of the existing dwelling and attached shop and the erection of two detached dwellings with integral garages

1 THE SITE

The site currently is used mainly for residential purposes. The present buildings comprise a single, two storey dwelling with an attached shop situated on the eastern side of Higham Common Road, Barugh Green, Barnsley.

Barugh Green is a village in the Metropolitan Borough of Barnsley in South Yorkshire,

The existing building is of traditional construction and is currently unoccupied. In the recent past the dwelling has been used in conjunction with the attached, single storey shop. Trading has ceased.

Existing View from Higham Common Road

The property lies at the junction of Higham Common Road and St Austell Drive, both being adopted highways. Access to each property is via a single width driveway direct from the highway and situated on the angle of the junction.

Immediately to the north of the site are a row of stone fronted, traditionally constructed terrace houses. See below.

To the south of the site is a single detached bungalow of traditional construction with recently constructed detached dwellings beyond.

Existing bungalow to the South of the Site

The site lies within an established residential area that is zoned as housing policy on the UDP.

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 site is designated as Housing Policy area on the UDP.

The site lies within the confines of the existing settlement, is 'brownfield' and is not safeguarded for other purposes.

Access to the existing property is directly from Higham Common Road. This access will be retained to serve Plot 1 and a new entrance formed to Plot 2.

There are several outbuildings within the rear garden areas of the existing property and these are to be removed.

2 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposal is to demolish the existing dwelling and annex and construct two new dwellings.

The style of the proposed dwellings will relate to the existing local vernacular.

The size and accommodation proposed for the proposed dwellings 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 and scale of surrounding features.

There will be no increased overshadowing or overlooking of adjacent residential properties as a result of the proposed development.

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

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.

The layout of the scheme was governed by the location of the proposed access, existing building lines and separation distances to surrounding dwellings

The position of walls and fences has been determined to ensure that they do not obscure windows or doors.

3 ACCESS

The existing access, serving the dwelling on site, will be retained and will serve Plot 1. A new access will be formed to Plot 2, sited to suit the position of the existing traffic calming measures on the main road.

Entrance doors, and the internal layout of the dwellings 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 regarding guarding of stairways and prevention of falling (particularly with regard to children).

4 ASSESMENT

The proposed development is within an existing settlement and therefore complies with Local and National policies relating to residential development.

Clearly 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.

Dwellings of the type proposed are fully compatible with the general character of the locality.

Overshadowing of adjacent properties, as a result of the proposed development will not be to an unacceptable level due to the separation distances between properties.

Principal windows to habitable rooms have been positioned to make maximum advantage of the extensive views from the site and to ensure that direct views onto boundaries is minimised.

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.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density and scale of the proposed development is acceptable in relation to the surroundings.