Design & Access Statement

Supporting Planning Application for Detached Dwelling

Land adjacent 596 & 600 Doncaster Road, Ardsley, Barnsley

Design

The proposed site is located in Ardsley on the A635 Barnsley to Doncaster road near to the Stairfoot roundabout in a residential area The surrounding dwellings mean the site would only be suitable for another dwelling and no other use

The surrounding properties are a mixture of ages & styles Adjacent the site are a pair of stone fronted Victorian houses whilst the properties behind are individually design & built bungalows approx 30-40 yrs old On the opposite side of the dual carriageway is a recent development of detached and semi detached properties The proposed dwelling is of a similar size and proportion to those around it The main road makes the site accessible and well connected to public transport whilst local services are also close by The local community centre is opposite the site and Oakwell Primary school is behind that Within walking distance are local retail centre s including B&Q and a Tesco supermarket

The site is an irregular shape on a steep slope Currently unused and with no access it is overgrown and has been subject to fly tipping Recently an Ash tree (TPO17/1989) had to be removed after becoming diseased and growing dangerously over the carriageway The steep aspect of the site has shaped the design of the proposed dwelling as well as taking into account the proposal s effect on neighbouring properties By setting the lower floor level at the lowest point of where the site meets the footpath the proposed new road crossing and garage are easily accessible The main living accommodation is set on the first floor but because of the site s slope this can be accessed at ground level also As can be seen from the plans the ridge of the proposed property is then at a similar level to the garden of the dwelling behind so as not to affect their view

The proposed dwelling will contain 3 bedrooms 2 double and 1 single with a family bathroom and an open plan kitchen dining/living room on the first floor This floor will be accessed from outside by a door in the kitchen area or a staircase from the lower floor A small balcony with French windows will give the dining area a view over the valley below whilst still remaining private shielded by the existing 2 1m high stone boundary wall which is to be retained The lower floor which is set into the hillside will contain a double garage storeroom and an office with a w c An external door from the drive will access a staircase to the upper floor or a ramped access from the parking area to the upper patio will allow those with disabilities to reach the living accommodation The upper patio area (approx 50m ) will also be accessible from the highway footpath again affording easier access for those with disabilities The patio will have borders of soft planting for surface water run off aiding the grey water recycling system to reduce the amount of water going into the main drains The garden area of approx 60m will slope gently back to the level of the drive and be shielded from the neighbours and the highway by a mixture of existing shrubs and trees and existing stone walls ideal for a family

The S S W aspect of the proposed dwelling will make it light and comfortable and will allow the installation of Solar PV panels for electricity generation and Solar heating panels combined with a highly efficient condensing boiler system to provide heating and hot water for the property The applicant wishes to reside in the new dwelling and as a retired builder plans to incorporate higher levels of insulation than the Building Regulations currently require and will ensure the dwelling is built to a high standard Also building into the hillside will reduce the area of exposed external wall The grey water re-cycling system incorporated to take roof water and soakaways will reduce the amount of surface water fed into the main drains These measures will mean the development s environmental impact will be greatly reduced We feel these proposals are an efficient use of space with a sustainable development on a site which presently is effectively derelict

Access

The proposal includes a new vehicular access to the property A courtyard will provide parking for two vehicles plus a double garage The courtyard will also allow vehicles to turn around avoiding the need to reverse onto or off the main highway The new access is to be formed by taking down a 5m section of the stone wall abutting the highway and installing drop kerbs Since the carriageway is one way when rejoining the sight splay will only be required downhill and is easily achieved because the stone wall is only 1 2m high at that point and the footpath is 2 4m wide

A pedestrian access is also proposed to allow persons with disabilities to get to the main entrance of the dwelling without having to negotiate steps A 1m section of the stone wall will be taken down and a ramped footpath will lead from the highway to the upper paved patio area and on to the main entrance of the dwelling This entrance will have a low threshold and be wide enough to allow wheelchair access Once inside the open plan living area will allow easy circulation and wide doors will allow access to the family bathroom The proposals should then offer accessible accommodation to a wide range able bodied and disabled people