

## **DESIGN & ACCESS STATEMENT**

**Proposed Development  
on land adjacent to  
22 Worsbrough Road,  
Blacker Hill,  
Barnsley**

### **1. Introduction**

- 1.1 This Design and Access Statement accompanies a full planning application for a proposed pair of 4 bedroom detached dwellings with an integral single garage. This DAS has been written to meet the requirements of article 4c of the Town and Country Planning (General Development Procedure) order 1995 (amended).
- 1.2 As this proposal is for Detached Dwellings, some aspects of this DAS such as the social and economic sections, are of limited applicability.
- 1.3 The dwellings are of a bespoke design sitting adjacent to 22 Worsbrough Road and to the rear of 54-56 Wentworth Road, Blacker Hill, Barnsley.
- 1.4 The land was originally part of 54 and 56 Wentworth Road and has been subject to approved planning applications in the past.
- 1.5 Other similar developments to the proposed have taken place in the recent past namely 16-22 Worsbrough Road and 28-34 Worsbrough Road.
- 1.6 Other properties in the area vary little in their masses insofar as the properties in the same areas are generally of the same type and form(e.g. the properties in the same area as the application site are all three storey).
- 1.7 The styles of the existing properties in the Blacker Hill area are on the whole indicative of the time they were erected and as the proposal sits amongst other properties built within the last ten years, they share the same style as can be seen on the submitted details.

## **2. Design Principals and Concepts**

### **2.1 Amount**

- 2.1.1 The proposed site has an area of 330m<sup>2</sup> and sits approximately half way down Worsbrough Road.
- 2.1.2 Each proposed dwelling will have a site area of 165m<sup>2</sup> which includes any land given over to joint access to side entrances and rear garden areas.
- 2.1.3 The building is three storey in design with a lowered roof level to bring it in line with its immediate neighbour and in this case the building enjoys a gabled roof construction with gabled dormer windows. The height of the building is in line with its previous approval.

### **2.2 Layout**

- 2.2.1 The proposed dwelling is laid out around a central hallway with access to the ground floor dining kitchen, first floor lounge, bedroom and bathroom and second floor remaining bedrooms and secondary bathroom. An Approved Document – Part M compliant w.c. is located at ground floor level. The accommodation is comprised of four bedrooms with two bathrooms.
- 2.2.2 The proposed dwelling takes into account the Approved Document – Part M, which deals with access around the property for persons with disabilities. Door widths will be of accessible sizes, all lighting and heating controls will be positioned within reach of a sitting person, the w.c. will be of an adequate size for ambulant person and the main access into the property will be level.
- 2.2.3 The layout of the building has been implemented to allow major structural walls to remain in place at ground floor and first floor thereby implementing a high degree of structural integrity in the building.

### **2.3 Scale**

- 2.3.1 The proposed dwelling will be comparable in size (both in plan and in scale) with other properties in the immediate area and especially in line with the main bulk of 16-22 and 28-34 Worsbrough Road.
- 2.3.2 The garden of the proposed dwelling reflects the size and scale of other similar developments in the immediate area.
- 2.3.3 The building will have a ridge height in the region of 9.3m. This ridge dimension is comparable with the previous approvals gained on the site and its immediate neighbours.

## **2.4 Landscaping**

- 2.4.1 The existing site is currently made up of several overgrown bushes to the frontage with overgrown areas within the site. None of which is worth retaining.
- 2.4.2 It is proposed to grass over a large percentage of the frontage. These areas would exclude pedestrian access to the rear access stairs, two parking spaces one in front of each property and pedestrian access to front doors. These hard landscaped areas are to fall to grassed areas.
- 2.4.3 The remainder of the land to the rear will be a combination of soft and hard landscaping dependant upon end user.

## **2.5 Appearance**

- 2.5.1 The design concept of the proposal was brought about by implementing a bespoke architectural design onto the layouts which took into account existing developments in the immediate area (its immediate neighbours).
- 2.5.2 The materials implemented as proposed have been chosen to reflect the other properties in the area whilst maintaining its own architectural style.
- 2.5.3 Roof materials to be compatible with the tile currently in use on adjacent properties.
- 2.5.4 Wall materials to be brickwork. Brickwork to be matched to the brickwork on adjacent properties.
- 2.5.5 Windows and doors to be uPVC frames with a white finish.
- 2.5.6 All of the above materials are to be subject to a more detailed discharge of the materials condition on the final approval.

### **3. Access**

#### **3.1 Access to the transport network**

- 3.1.1 The site is located off a connection road between Worsbrough and Hoyland (two large villages in the Barnsley district). The road is not busy and there are easy areas to cross the road.
- 3.1.2 Public transport is catered for in the locality giving access to Barnsley on an infrequent basis (though generally busier at rush hours). This service is provided by the No.7 and 7A bus services located on Wentworth Road (behind the site).
- 3.1.3 A more frequent service is provided in Hoyland by the No67 and 67A services, which have a bus stop approximately 850m away on Wood Walk, Hoyland.

#### **3.2 Car Provision**

- 3.2.1 A proposed single garage space will be supplemented by an externally formed car parking space.
- 3.2.2 Two spaces are provided for each dwelling.