

Design and Access Statement

Proposed Detached Dwelling with Integral Single Garage

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Contents

1. Introduction
2. The Development
3. Layout
4. Scale
5. Landscaping
6. Appearance
7. Access

1. Introduction;

This design and access statement is to accompany a detailed planning application erect a detached dwelling with integral garage. The DAS has been written to meet the requirements of article 4c, of the town and country planning order 1995.

Design Principles & Concepts:

2. The Development:

On the site, we shall be constructing one detached family home with integral single garage. There will be no other developments.

The site has an area of 182.7m². The site is approximately 8.7m by 21m.

We have carefully evaluated the site, with regards to accommodating the proposed dwelling; we believe the site is of adequate size to accommodate the dwelling. The scale, positioning and layout are discussed later in the DAS.

The development is located at the end of chapel Street within a residential area and surrounded by existing properties of varies types and styles.

The dwelling we intend to develop will fit in well with the street scene of Princess Street. The site will easily accommodate the proposed dwelling. It will have no effect on the access, parking or amenity space arrangements of any existing dwelling.

3. Layout:

To the left hand side of the site is the rear garden of 13 Chapel Street. To the right hand side of the site is a public footpath. We have positioned the proposed dwelling centrally on the width of the site. At the front of the dwelling their will be adequate parking for two cars including a turning point and additional parking space in the garage. The rear garden is approximately 70m²

All windows doors and locks will be designed to meet `secured by design` standards.

As a whole the site will be private with no public access.

4. Scale:

There are quite a few variations in roof heights and property types on Princess Street. There are both detached and terrace houses. The end of Chapel Street is for access only and not a through road.

The development comprises of 1No. detached dwelling with integral single garage.

The dwelling will be 8.1m wide x 7.7m deep. This includes the integral single garage but excludes the front W.C. The front incorporates two dormers and a roof light. The rear elevation incorporates one dormer for the house bathroom and two roof lights.

5. Landscaping:

The site is currently overgrown and used as a dumping ground. The site is not currently separated from the public highway or footpath. We are proposing to continue the existing precast post and timber fence that has been used to the rear of 17 Princess Street along the side of the site up to Chapel Street. The proposed fence will be 1.1m high for approximately the first 5.5m and then 1.8m for the remainder. There is an existing stone / brick wall between the site and 13 Chapel Street which is to remain. At the rear of the dwelling there will be a flagged patio area and grassed lawn.

6. Appearance:

The character of our site will be in keeping with the adjacent properties. The character of Chapel Street is largely brick and stone detached houses and terrace houses.

We have given considerable thought to the use of materials, we have decided to use a brick finish with grey Marley modern roof tiles. Reconstituted stones heads and cills

above and below windows. All windows to be white upvc. Soffit and fascia to be white upvc and all rainwater goods to be black upvc.

We decided to create a family home, modern, pleasing to the eye that would fit in well with surrounding properties.

7. Access:

Access to the dwelling will be directly off Chapel Street via private drive which will not cause any highway visibility issues. The site is well located for local services and has extremely good public transport links and schools. The dwelling has been designed to provide disabled access in accordance with current building regulations.

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