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Design & access statement for proposed construction of a four bedroom detached house on the land adjacent to The Spires at the former site of Hunger Hill Farm.

1.0 Physical context

1.1 Surrounding:

The site is located at the end of Haigh Head Road Hoylandswaine. The neighbourhood generally consists of residential properties being of a mixed type ,semi detached & larger than average detached houses.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is located in a conservation area. The property affords good transport links as it lies near a bus route between Barnsley & Penistone areas. It is also a short drive to Penistone train station.

1.2 Site:

The property is a four bedroom house which is to be built fairly centrally within a large plot. The has currently has planning permission for a similar development . There will be parking for 4+ cars within the site a large garden area to the rear & hard standing to the front.
There are no natural features such as trees or hedges within the site that require to be removed. The site is flat with no gradients and is dug into the hillside making the proposed addition predominantly sub terrainian and therefore unforeseen, the section which pushes out into the garden area is required to maintain privacy of next doors patio area but yet to take advantage of the views, and provide room sizes of good fashion. The site does lie in a conservation area & is not a listed building.

2.0 Social Context:

The property development is for the building of a four bedroom detached house. There is no potential overlooking or overshadowing issue from the site. There will

be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

5.0 Involvement of community members:

The scheme has no implications for general community; however some of the adjoining owners have been consulted.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings an existing derelict site into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the surrounding area. The site is allocated in the UDP, & is in a conservation area.

The proposed development would consist of a four bedroom detached house. The access to the house is through a new front door & via a door to the rear. New hardwood effect windows are proposed throughout which are to be sympathetic with the surrounds

7.2 Layout:
The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles. The mail box will be to the front entrance & utilities located to the side of the property. The site is flat with no gradients.

7.3 Scale:
The proposed development is to scale with the surrounding properties.

7.4 Landscaping:

New landscaping will be provided with lawns to rear. Planted boarders will be provided to the edges of the site. The area to the front will be block paved to provide hard standing for parking. The garden to the rear is easily accessible for maintenance purposes.

7.5 Appearance:
The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments. External security lighting is proposed.

7.6 Access:
It is possible to achieve a disabled access to the property.. Vehicular access is catered for by a new gate adjacent to an existing access to neighbouring houses.