Design and Access Statement

PROPOSED BUNGALOW AND TWO DOUBLE GARAGES IN REAR GARDEN

No 16 Daleswood Avenue

Barnsley

For Mr A. Brown

DESIGN

OUTLINE OF THE SITE

The site of 1100 sq. metres is currently occupied by a detached bungalow of approximately 190 sq. metres. This existing bungalow has been extended over the years with an extension and a linked roof over to a double garage and an enormous rear garden which is becoming increasingly expensive to maintain to the high standards enjoyed at present.
The adjacent property has recently had a new bungalow erected in the rear garden which was not as large as the garden of No 16
The site is as many older type dwellings around the Daleswood Avenue area set in the middle of an inordinately large plot with the associated problems encountered with many owners now not wanting excessive, high maintenance gardens
Existing dwellings in the immediate vicinity are of many differing designs, of two storey houses and bungalows and display many different features of domestic architecture and are constructed of stone, brickwork and tiles.

Access to the site is currently by way of private driveway of tarmacadam. The driveway is very gently sloping but for these purposes could be regarded as almost flat. There is also a separate pedestrian access to the site at the front of the property.

SITE DEVELOPMENT POTENTIAL

The applicant had an approval granted in 2001 for the erection of a bungalow and two double garages with the provision of an access and turning facility for a fire appliance / refuse lorry to maintain the access requirements of building control. As can be seen the site in excess of ¾ of an acre can provide good sized dwellings with amenity spaces well in excess of the councils recommended standards, whilst still meeting with overlooking distances.

The site is designated for housing development thus such an application would meet local planning policy.

As the intention of development is relatively small in nature, no further community consultation has been deemed necessary.

USE

The use of the site only justifies a domestic use. There is no local need or requirement for commercial use in this particular area. Indeed any commercial or mixed use would cause unacceptable annoyance. Due to the location and the overall characteristics of the site other uses have been negated.

ACCESS

The site will be accessed, both for vehicular and pedestrian from private. drives at the front of the site. The houses will be set slightly higher than the road frontage and therefore driveways/path will be graded down to the road frontage to ground floor level by hard surfacing. This hard surfacing probably laid out in block paving and be wheelchair friendly. There is intended to be a smooth continuous transition of access from the road to the dwellings internal space and private garden areas.

There are no special requirements with regards to road layouts as existing vehicular and pedestrian movement is unaffected.

Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. Bus service, based on nearest stop on Broadway to Barnsley Town centre. From the town centre there is the national railway network via Barnsley Train Station / transport interchange

Local roads are in good repair and the site offers almost immediate access to the M1 motorway and vehicular access to the site from main roads is very good. The local area is generally flat with good pedestrian access on hard-surfaced pavements. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not compromised in this way.

Date.....

Signed.....

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AMOUNT

It is considered that the density of the building on this application is not only in keeping with the physical characteristics of the site, but also that of the neighbourhood.

There would be no undue affect on neighbourhoods support services.

LAYOUT

The planned layout of the buildings are of a traditional domestic layout and all parts of the building provide a practical and full use.

The dwellings are sited to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access and private areas externally.

The design and access of the site provides a safe and secure environment for domestic dwellings. The site will be overlooked for security and likewise will provide added security, by overlooking, to the existing properties in the street.

The private spaces of the proposed dwelling will be secure and segregated between each dwelling. There is no proposal for communal or public space on the site.

SCALE

The design of the proposed dwellings are of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.

The material, shape and scale of windows and doors have been chosen to match the traditional scale of those in the neighbourhood.

LANDSCAPING

There has been no specific additions to the landscaping of the site considered. The existing site is currently landscaped with small trees and bushes and generally laid to large areas of lawn. The proposal is for the two plots to retain these 'blank canvas' characteristics for the eventual residents to put their own individual mark on aesthetic landscaping. The existing gradients on site will be retained, except in localised areas such as driveways/access.

APPEARANCE

The finer aspects of the dwellings have been designed to reflect traditional features of the adjoining properties. Roof shape and pitch reflects those of adjacent properties. The size of openings and expanse of brickwork on elevations is balanced and matches the scale of adjacent dwellings. The roof shall be of flat concrete tile. The brickwork shall be of a red multi. Exact makes of bricks and roof tiles have not been decided at this time due to the economics of what make is available, however final samples will be submitted to the planning authority prior to the commencement of any work. Windows are proposed to be in white pvcu to match adjacent dwellings.

Peter Dimelow.