
**PROPOSED DWELLING
ON
LANDS ADJACENT**

**28 MELVINIA CRESCENT
BARNSELY**

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

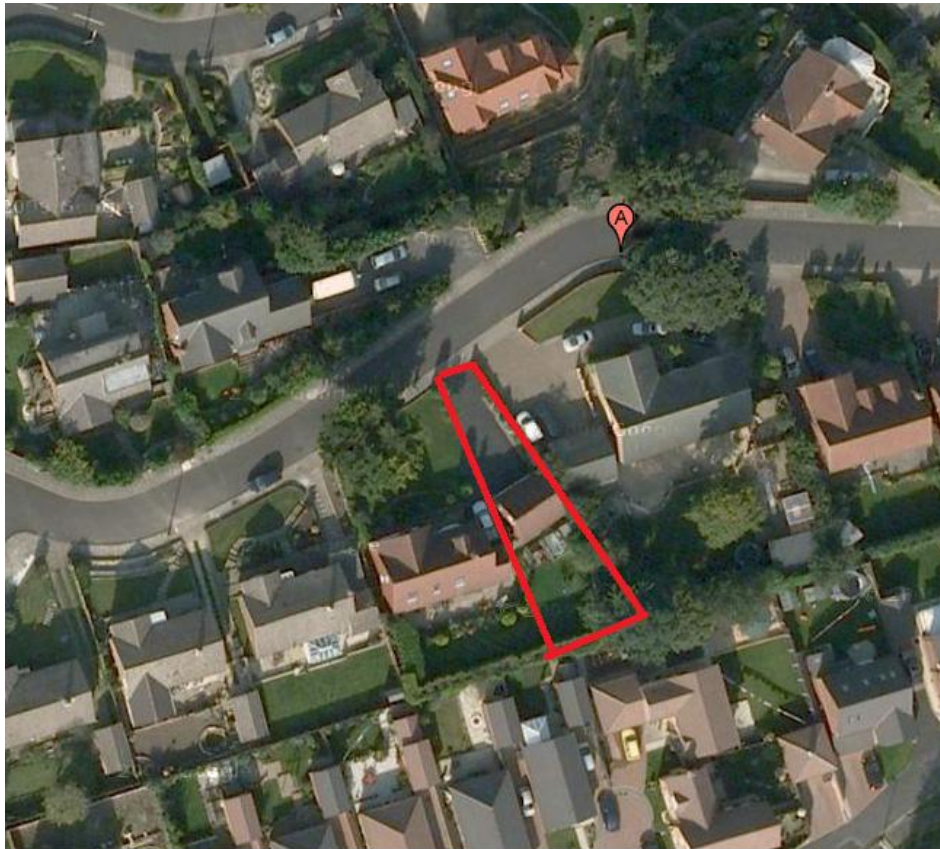
Background

The application is for the demolition of existing detached garage and the erection of a single detached dwelling with associated access.

1 Step One:

Assessment of the site's immediate and wider context, in terms of physical context (the character of existing buildings and spaces, landscaping and movement routes), social (how local people will be affected by the development) and economic (the contribution the development will make to the local economy) and relevant planning policies.

1.1 The site is situated at 28 Melvinia Crescent Barnsley



Melvinia Crescent lies within a well established, popular residential area approximately 1m to the north west of Barnsley town centre. The area largely consists of privately owned dwellings. The area was affected by mining subsidence towards the end of the last century and a significant number of properties were rebuilt.

1.2 The existing building on site is a traditionally constructed, detached dormer style bungalow with external walls in facing brickwork below a pitched roof with concrete tile covering. There is an existing detached

double garage to the dwelling served by a steep driveway direct from Melvinia Crescent.



Existing Dwelling Viewed From Melvinia Crescent

- 1.3 The site slopes steeply up from the highway. There are no significant trees or hedges within the application site. However a large tree is situated in the front garden area of the existing dwelling that will be retained and be unaffected..
- 1.4 Generally, the properties in the locality are traditionally constructed. examples of recently constructed dwellings in the locality are show below. The properties opposite the site along Nursery Lane are semi detached and typical of council built dwellings of the period .An example is shown in the photograph below.
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Typical Dwelling in the Locality



Three Storey Dwelling in the Locality

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- 1.5 Any potential for overlooking from the development or overshadowing as a result of any of the proposed development has been minimised by careful consideration of the siting of the building and location of windows to habitable rooms.
- 1.6 In the context of the locality in general, the proposal is small scale and the impact upon the social and economic context of the area will be insignificant.
- 1.7 There will be no significant impact upon the traffic in the area and no improvements to the road network, servicing or parking provision is proposed.
- 1.8 There is no established building line in the immediate locality. However the proposed dwelling has been sited with reference to the pattern of adjacent buildings and views from the existing dwellings.
- 1.9 The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.
- 1.10 The access proposals for vehicles and pedestrians are as follows:
The access with associated dropped kerb serving the existing dwelling is to be retained to provide access to the proposed dwelling.
- A new access, with associated dropped kerbs, is to be formed for the existing dwelling with two off-street parking spaces.
- 1.11 Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.
- 1.12 The architectural style is compatible with that of the existing buildings in the locality, and particularly those immediately adjacent the site.
- 1.13 Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings
- 1.14 With regard to the standard of design and amenity levels, the scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.
- 1.15 There will be no significant impact upon the environment arising from the proposed development.
- 1.16 There will be no loss of existing businesses.
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- 1.17 Due to the modest scale of the development there will be no significant impact upon local services.

2 Step Two:

Involvement of community members (neighbours, councillors, local community groups) and professionals (planning, building control, conservation and design officers) undertaken or planned. The Statement should indicate how this involvement has been taken into account in the proposal.

- 2.1 In view of the existing site use, small scale of development, site location and context with regard to residential properties it was not considered appropriate to make any public consultation site.

3 Step Three:

Evaluation of the information collected and identifying opportunities and constraints and formulating design and access principles. Conflicting issues may be identified and the evaluation should show how these are balanced.

- 3.1 The demolition of the existing garage and the construction of a new house is considered acceptable in terms of land use and suitable for the area .
- 3.2 The constraints in regard to the size of the dwellings is limited by: land available within applicant's ownership, regard to alignment of exiting building, layout of existing dwellings.
- 3.3 The design of the scheme is appropriate in terms of the scale and style of the existing building and surroundings.
- 3.4 The materials will be in keeping with those of the existing buildings in the locality.

4 Step Four:

Design of the scheme using the assessment, involvement and evaluation information collected.

- 4.1 The proposed use is fully appropriate in this location as it lies within an established residential area.
- 4.2 There are no conflicting uses within the immediate locality. It complies with land use policies.
- 4.3 The proposals are appropriate in the context of its surroundings.
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- 4.4 The size and scale of the development is appropriate in relation to the locality and adjoining and surrounding buildings of similar scale and design.
 - 4.5 The layout of the development has regard to the orientation of the existing building including aspects from habitable room windows and separation distances to neighbouring properties
 - 4.6 With regard to landscaping, there are no proposals to affect the existing planted areas or carry out any additional planting.
 - 4.7 Access for emergency vehicles meets the Building Regulations requirements.
 - 4.8 Crime prevention measures are in line with the provision made for the existing building. Additional openings in external walls have been provided for design purposes, amenity for the occupants and as required to meet the requirements for means of escape in accordance with the Building Regulations. Inappropriate planting has been avoided so that it does not impede the opportunity for natural surveillance.
 - 4.9 The height of the proposed dwelling is in keeping with the height of the adjoining buildings.
 - 4.10 The retention of the existing access and provision of a new entrance will not cause unacceptable loss of highway safety.
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