Design and Access Statement

Proposed 2 detached houses

Site to rear :

Barugh Green Working Mens Club

Higham Common Road

Barugh Green

Barnsley

For
D. H. Armitage

DESIGN

OUTLINE OF THE SITE

The site of approx 750 sq. metres currently consists of the site which is fenced around and is devoid of any buildings and enjoys an outline Planning consent for residential development of one Large dwelling and garage which was granted on the 9th September 2008 approval No 2008 / 1092.

The owner of the land has obtained an Outline Planning consent for residential development but on this particular site we feel that one very large detached house is not showing the best potential .

We feel that two detached houses with integral garages would be a better use of the site and make the eventual sale more acceptable.

The site lies within an established housing area. The properties in this area comprise an eclectic mix of semi detached and detached Houses , many being Coal Board and Council properties, mostly now owner occupied. These existing dwellings are of traditional construction in either brick or stone with tiled roofs, Brick with rendered panels and brick quoins or full render and a mix of concrete profiled tiles or Blue slate. Several of the properties have hipped roofs but in this case It is felt that a traditional gabled roof will look more in keeping with detached dwellings.

SITE DEVELOPMENT POTENTIAL

The land as already mentioned could be developed in several ways but the option chosen we think is the best one, being , two detached houses with parking in front of the garages and a turning facility within the site utilizing the existing access

USE

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area, therefore further uses have not been explored in this instance.

EFFECTS ON SURROUNDING PROPERTIES..

There would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

SCALE

The design of the proposed houses is 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 are of a scale that are in keeping with local properties.

LANDSCAPING

There is an amount of paved access/parking area to the front of the property and a ramp to the front door in accordance with the requirements of Part M of the Building Regulations, with a level access threshold to the door and wheelchair friendly cill. to be laid out on completion. The private amenity areas are to be laid out to lawn with a timber decked area to the patio doors.

ACCESS

The site will be accessed, both for vehicular and pedestrian by private drive at the front of the site.
There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement is unaffected, and a turning facility will be provided to both properties.
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. There are regular bus services to Barnsley accessed directly at the bus stops within 100 metres, on Cawthorne Lane. providing transport links with the major transport interchanges.
Local roads are in good repair and vehicular access to the site from main roads is very good.

Date.....

Signed.....

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