

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED RESIDENTIAL DEVELOPMENT INVOLVING THE DEMOLITION OF
EXISTING BUILDINGS, TO BE REPLACED WITH
1 DETACHED 'COURTYARD' DWELLING
FORMER BUILDERS YARD TO THE REAR OF
46/48 BARTHOLOMEW STREET, WOMBWELL, BARNSLEY S73 8LD.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established residential area and the site is surrounded on three sides by housing. Predominantly the dwellings in the vicinity are traditional Victorian era terraced and semi detached houses.

Site

The site currently is designated as a builders yard and contains a number of buildings both single and two storey in scale and built in brick or blockwork. The use has now become redundant and the site is very run-down.

There is no special designation and it is not within a conservation area.

There are no trees or landscape features on the site or immediately adjoining it that could affect this proposal. The site is generally level and sits within established brick boundary walls. Access exists in the form of an established driveway between 46 and 48 Bartholomew Street.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, e.g. local builders, builders merchants and suppliers etc.

Planning Policies

We consider the proposal complies with national and local planning policies.

Previous discussions have taken place with the planning department prior to this formal submission to establish whether in broad terms, development could be supported. A letter confirming that the planning authority may be willing to consider a dwelling on the site has been obtained along with general guidance as to the design features considered appropriate.

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INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development, no discussions with neighbouring residents have taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances etc. The built form of the proposal is low level and not overbearing. The site is in a sustainable location and there is merit in providing carefully designed and crafted dwelling on this semi-derelict 'brown field site'.

DESIGN

Use

The proposal is to demolish the existing buildings and in so doing create a site capable of accommodating a unique single storey detached dwelling, complete with it's own off-road parking facility and private garden areas.

Amount

The proposal will create a dwelling with a single bedroom and an appropriate level of other domestic accommodation.

Private garden space will be provided located behind established boundary walls that will be modified to ensure maximum privacy is maintained for both existing and new residents..

Layout

The proposed dwelling will be constructed so that main windows are positioned to create as much privacy and achieve the greatest separation distances with adjacent houses. Certain windows will be glazed in obscure glass to improve the privacy aspect. The south facing elevation along the boundary will have no windows. The windows on the three other elevations have therefore been carefully positioned. A number of roof-lights are also proposed to illuminate rooms that do not have 'traditional' windows.

The garden area and parking space are located to the north and east respectively.

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Scale

The planning department have suggested that a single storey dwelling may be appropriate and so the proposal is single storey to reduce any potential for creating an over-bearing nature to the development. It should be noted however that the over-all scale and mass of the proposal is likely to be reduced from that which currently exists.

Landscaping

As there are no landscape features on the site at present, the proposal will allow an introduction of soft landscape/garden areas to this currently featureless yard area.

The design of the dwelling and the compact nature of the garden areas should allow the occupier to create a quality planting scheme that will compliment the scale and contemporary design of the dwelling.

Appearance

The dwelling will be of a contemporary design with the built form creating a simple 'L' shaped structure with mono-pitched roofs. The elevational treatment will have clean uncluttered architectural features and the wall finishes will be a mix of facing brick and a 'clean/crisp' high performance render. Windows and doors would benefit from the use of powder coated aluminium frames.

Access

The site has the benefit of an existing vehicular and pedestrian access directly off Bartholomew Street. This will of course be retained and there will be no necessity to alter the junction with the highway.

The drive and parking area will be surfaced and sealed, with no excessive gradients and drained to an appropriate outlet ensuring no water discharges onto the highway/footpath.

Access into the dwelling will be designed to be compliant with the DDA regulations.