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Design & access statement for proposed construction of a detached house on the land adjacent to Holly House Fitzwilliam Road Darfield .

1.0 Physical context

1.1 Surrounding:

The site is located on what used to be the side garden of Holly house Fitzwilliam Road Darfield & lies approx 4 miles to the East of Barnsley town centre. The neighbourhood generally consists of large residential properties mainly being of detached houses.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Barnsley & Doncaster.

1.2 Site:

The proposal is for a detached house which is to be built fairly centrally within a large plot. The site has outline planning permission for a similar development . The site lies in a Housing Policy Area. There will be parking for 2+ cars within the site to the front of the house & within an internal garage.

There are natural features such as trees or hedges within the site & it is proposed to remove the conifer hedge to the front of the site & one tree within the site which has been identified as a potential hazard. The

site is flat with no gradients with the exception of the rear part of the garden which falls away to a water course. The site does not lie in a conservation area & is not a listed building.

2.0 Social Context:

The property development is for the building a detached. 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 both 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 garden 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 not in a conservation area.

The proposed development would consist of a 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 to the front & the rear which is already landscaped will be retained. 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 to the front of the house.