

Design & Access Statement Land Adjoining 70 Dodworth Road, Barnsley

Physical Context:

The site is located on Dodworth Road and is a few hundred metres from the town centre. The neighbourhood consists of residential properties being of terrace houses, and all four boundaries of the site.

There are a number of small shops all within reasonable distance of the property. The property is not located in a conservation area. The property affords good foot traffic links to the town centre and local amenities within the town centre its self

Site:

The properties are two three bedroom bungalow with accommodation at first floor. There are three schools within close walking distance of the site. Two are of a junior and infant nature and the other one is at senior level. The site is accessed via Dodworth Road and an alley between two sets and terrace properties. The site lies within a housing policy area. There will be parking for 4 cars within the curtilage of the site; a private amenity space is available to the rear of the property and complies with SPG 2 item 9.

The entrance to the site as a slight upward slope. Once the site is reached there is a gentle slope towards to town centre. The site is on a Plato which is approximately 800mm above the external ground level to the row of terrace houses facing Dodworth Road. It is proposed to reduce the level of the site to the same level as the gardens to the adjoining properties following a pre application meeting with the planning department.

Social Context:

The property development is for a three detached bungalow with accommodation at first floor level. There is no potential overlooking or substantial overshadowing issue from the site. There will be no adverse impact on the existing local services.

Economic Context:

The development will bring in potential income from the occupants with there spending capabilities benefiting the local economy as well as construction work during the development.

Planning Policies:

The relevant national and local policies applicable to the scheme were referred to during the design process such as H6, H18, T2 and E52 contained within the Barnsley UDPFA and government guidance including guidance note 3: housing.

Involvement of Community Members:

The scheme has no implications for the general community; however the adjoining owners have been not consulted.

Evaluation:

It is not know what opinions the adjoining owners have because they have not been consulted.

Design Principles:

Use:

The proposed development is justified particularly as it brings an existing unused plot into residential use therefore maximizing the properties potential for occupancy, whilst being sympathetic to the adjoining property and the surrounding area.

Disabled access is available via a level entrance/exit the property.

Layout:

The layout of the dormer bungalow has been orientated so that the windows comply with the overlooking issues in SPG 3. It will include "Secure by Design" principles.

Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

New landscaping will be supplied to the property which lies on a substantial plot. The area adjoining the access drive will be block paved. Gardens front and rear will be grassed.

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.

Access:

Vehicular access is catered for by a new turning area within the block paved area that abuts the drive connecting Dodworth Road to the site.