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**DEMOLITION OF EXISTING DWELLING AND ERECTION OF  
A NEW DETACHED BUNGALOW**

*at*

**366B PONTEFRACT ROAD  
LUNDWOOD  
BARNSELY**

*for*

**MR & MRS L. CROSSLAND**

**DESIGN AND ACCESS  
STATEMENT**

**Prepared By**

**WHITE AGUS PARTNERSHIP**

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## **BACKGROUND**

The application is for full Town & Country Planning approval for the demolition of the existing dwelling and the construction of a new dwelling.

Approval is requested to include drainage, boundary treatment and facing materials.

### **1 THE SITE**

The site is situated to the west of Pontefract Road, Lundwood, Barnsley in a well established residential area.



There is an existing bungalow on the site in traditional construction with facing brickwork to external walls and a slate, hipped roof.

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To the rear of the existing dwelling is a glazed extension.



There is parking within the site but no provision for vehicles to turn to enter and leave the site in a forward gear.

The adjacent dwellings and those in the immediate area are bungalows.

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**Existing bungalow to the north of the site**

The site lies on the A628 Barnsley to Pontefract Road being an adopted highway. The existing vehicular access to the property is direct from the highway via a single width drive

The site lies within an established residential area that is zoned as housing policy on the UDP.

The site is not identified by the Environment Agency as an area where flooding is a risk.

The adjacent buildings are not listed and the site is not within a conservation area

The site is designated as Housing Policy area on the UDP.

The site lies within the confines of the existing settlement, is 'brownfield' and is not safeguarded for other purposes.

## **2 THE PROPOSALS & DESIGN CONSIDERATIONS**

The proposal is to construct a new dwellings on the site

The style of the proposed dwellings will relate to the existing and adjacent properties.

The size and accommodation proposed for the proposed dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

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The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

There will be no increased overshadowing or overlooking of adjacent residential properties as a result of the proposed development.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the scheme was governed by the location of the proposed access, existing building lines and separation distances to surrounding dwellings

### **3 ACCESS**

The existing access, serving the former dwelling on site, will be retained and no reinstatement of kerbs, footways etc is required.. It is proposed that a new drive will be formed to parking area that will allow vehicles to enter and leave the site in forward gear.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

### **4 ASSESMENT**

The proposed development is within an existing settlement and therefore complies with Local and National policies relating to residential development.

Clearly the site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

A dwelling of the type proposed is fully compatible with the general character of the locality.

Overshadowing of adjacent properties, as a result of the proposed development will not be to an unacceptable level due to the separation distances between properties.

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Principal windows to habitable rooms have been positioned to make maximum advantage of views from the site and to ensure that direct views onto side boundaries is minimised.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density and scale of the proposed development is acceptable in relation to the surroundings.

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