DESIGN AND ACCESS STATEMENT IN RESPECT OF A PAIR OF SEMI DETACHED DWELLINGS, 32 STAINCROSS COMMON, STAINCROSS, BARNSLEY

DESIGN

USE

The site originally contained a detached bungalow which has now been demolished to make way for the development described below which is now under construction. The site slopes down in a north-easterly direction away from the highway. The site enjoys open views to the north-east from it`s rear gardens. The garden areas enjoy a good deal of privacy. The overall site area is of generous proportions amounting to approx 1180 sq m and the proposal is to redevelop the site to create a pair of semi-detached dwellings, utilising the existing drive to serve one dwelling and creating a new drive to serve the other.

AMOUNT

The two proposed dwellings will provide min three bedroomed accommodation with the appropriate compliment of reception rooms.

LAYOUT

The application site is bounded by existing residential development to either side and also across the road. Staincross Common generally contains individually styled detached or semi-detached houses or bungalows. No 30 adjacent to the south is a detached 2 storey dwelling and No 34 to the north is a new detached dwelling currently under construction complete with two storeys of accommodation and in addition a lower ground floor level and accommodation within the roof space.
The proposed pair of semis will be located broadly on the footprint of the original bungalow and will be set in from the two side boundaries approximately 3m.
The front face of the dwellings will relate to the front face of the adjoining properties and the projection back into the site will be respectful of the need to maintain privacy for both the existing adjacent property and the proposed dwellings.

Peter Dimberline Limited

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SCALE

The scale of the proposed dwellings has been carefully considered taking into account their relationship with existing development on either side of the site. The proposal creates a pair of semi-detached houses designed to have only one entrance door on the elevation facing Staincross Common with the other dwelling accessed from the side. It is the applicants intention for the development to appear as one detached dwelling when viewed from Staincross Common. In terms of the proposed height to ridge level, the proposed ridge line will sit at a height creating a natural step in roof heights when viewed from the street.

LANDSCAPING

The existing mature hedge planting and trees along the boundaries are to be retained wherever possible to ensure a level of mature landscape from the outset. The remaining garden areas will of course be further enhanced with additional landscaping at the applicants discretion. There will be no necessity to remove any trees to facilitate the proposed development and we consider the private amenity space allocated to each plot within the confines of the rear gardens to be generous and in excess of the required standards set out in the planning department`s recommendations.

APPEARANCE

The dwellings will be constructed in good quality facing brickwork with contrasting reconstituted stone heads, cills quoins etc. Eaves and verge details will be in feature brickwork with rise and fall gutter brackets avoiding the need for timber or PVCu fascia and soffit details. The properties will harmonise with the general standard of architectural detailing on other property along Staincross Common.

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ACCESS

Access to one of the dwellings will be via the existing private drive served from Staincross Common (an adopted road)· The other dwelling will be served from a new private drive access again directly off Staincross Common and constructed in accordance with highway department standards and specification· Each drive will have a turning facility within the front garden areas allowing vehicles to exit the site in a forward gear· Existing site levels will ensure drive gradients are not excessive· A level access will also be created to the main entrance of each dwelling in accordance with the requirements of Document M of the building regulations·