Design and Access Statement for Proposed Bungalow, land off Badsworth Close, Wombwell

Layout

The layout of the bungalow is slightly different to the one previously approved on the site.

The dwelling is sited and designed to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access and does not affect any access to adjacent properties, outside the applicants control.

The actual physical design of the dwelling is identical to previously mentioned approval and has been specifically designed to meet not only the needs of the applicant, but also designed in a sensitive manner to prevent any undue loss of amenity and enjoyment by neighbouring residents. Particularly there are no habitable windows to the side elevations of the property. Aspects are to the front and also to the rear garden area which more than meets infill private amenity space guidance.

The design and access of the site provides a safe and secure environment for domestic dwellings.

The private spaces of the proposed dwelling will be secure and segregated between each dwelling. There is no proposal for communal or public space on the site.

Scale

The design of the proposed dwelling is of a traditional domestic scale and in keeping with sizes and proportions of properties already approved.

Landscaping

There has been no specific additions to the landscaping of the site considered. The existing site is surrounded by residential development. The proposal is for the garden area to remain generally as lawn with low level planting, dictated by personal taste of the occupant to compliment private designated areas such as patios. The existing gradients on site will be retained and no filling or cutting is intended.

Appearance

The finer aspects of the dwelling have been designed to reflect traditional features of the adjoining proposed properties. Roof shape and pitch reflects those of adjacent properties. The size of openings and expanse of masonry on elevations is balanced and matches the scale of adjacent dwellings. The roof shall be of dark grey flat tile. The masonry shall be of facing brickwork. Exact makes of bricks and roof tiles have not been decided at this time due to the economics of what make is available, however final samples will be submitted to the planning authority prior to the commencement of any work. Windows and external cladding, such as eaves, are proposed to be in white pvc-u to match adjacent dwellings.

Access

The site will be accessed, both for vehicular and pedestrian from Badsworth Close, laid out in block paving. This hard surfacing laid out in block paving will be wheelchair friendly so as to afford access to the whole site and dwelling.

Access into and around the interior of the dwelling will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. Local bus services are good and frequent. The local bus service provides transport to both Barnsley town centre and Wombwell.

Local roads are in good repair and vehicular access to the site from main roads is very good. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not compromised in this way.