Design and Access Statement

Proposed erection of 3Nr 3 Bed Dwellings – land off Marran Avenue, Darfield, Barnsley, S73 9HS

Produced by – Maton Homes – 27.01.11

Response to Context

There are several potential benefits arising from the development of this site. There is a significant gain in visual amenity by a sympathetic and well designed development which is a positive addition to the immediate neighbourhood.

The development will provide family housing in a residential location. The development has been designed with the surrounding area and properties in mind, massing and density have been keenly considered.

Layout

The site is situated at the southern most point of Maran Avenue - a cul de sac off Attlee Road
which is a side street off of the A635 (Doncaster Road).



The site spans the full width of Maran Avenue approximately 60m, narrowing from east to west from a width of 13m down to a minimum of 9 metres.

It is due to the site dimensions we have proposed 2Nr semi detached dwellings on the East and a single detached dwelling on the narrower West side

We feel that the dwellings are sited and designed to provide best use of the shape, size and aspect of the site.

Scale

The proposed dwellings have been designed to complement the existing dwellings and to provide a viable in-fill to what is currently waste ground. The proportions of the proposed dwellings are in keeping with the surrounding dwellings, and the roof lines will match tie in with the adjacent properties / offer a small step up detail which is repeated along Marran Avenue as the natural ground level rises.

The stepped approach to the dwellings overcomes the problems associated with accessing a site with a natural 1:7 gradient and is in keeping with the surrounding dwellings. Further retaining / cutting will undertaken with the rear garden areas of the new dwellings to provide amenity space.

The existing road levels and gradient will continue into the area of the proposed site where it will be properly surfaced with macadam to serve as a private drive.

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Use

Due to the surrounding area this site lends itself to being a residential infill development.

The properties have been designed with families and first time buyers in mind.

We feel that we have utilised the site to the best of its ability, providing off road parking for 2 cars per dwelling. Likewise each of the semi detached dwellings will have 65m2 of usable rear garden space and there will be over 220m2 of usable rear garden space to the detached dwelling, both of which above the local authority guidelines for properties of this nature.

Consultations

This application builds up on a previously approved outline application (2009/1298) for a similar scheme. A full plans application is now required due to the change in the nature of the dwellings from 3 storey 'split level' to more traditional 2 storey family dwellings.

The previous applicants consulted with the community who supported the scheme as it would bring closure to the street and prevent fly – tipping and unsolicited behaviour.

The scheme will also serve to close off an existing informal footpath which grants unwanted access to the rear of the existing properties on Marran Aveue (see image)

We have consulted with the planner for the previously approved scheme (Alexandra Cotton) who has provided advice with regard to provision of amenity space and the provision of parking / sitting of buildings.

In addition we have had preliminary correspondence with Building Control with regard to the provision of stepped access to the dwelling in lieu of 'level' ramped access.

Building Control considered that as the existing site gradient is in excess of 1:15 then the provision of and ambulant stepped approach would be acceptable.



Conclusion

The scheme is for 3Nr traditional, low-impact family dwellings on an in-fill site in an established residential location

The dwellings, when constructed, will serve to enhance to locality and to bring closure to incidents undesirable behaviour and to finish off and enhance the existing street scene.