

**DESIGN AND ACCESS STATEMENT
PLANNING APPLICATION FOR ERECTION OF
3 STOREY DWELLING
LAND AT 110 NEW STREET, DARFIELD, BARNSELEY**

NYP REF 39/04

This Design and Access Statement has been prepared to accompany a planning application for a proposed new dwelling at land at 110 New Street, Darfield, Barnsley.

OVERVIEW

Darfield is a former mining village, the colliery closed in the early 1990, is situated approx 4.5 miles from the main town of Barnsley, it has a population of approx, 10,000.

The village has 3 primary schools and 1 comprehensive school. There is a post office and several shops in the village centre as well as a number of public houses dotted around the village.

The village is well served with a regular bus services and local taxi service. The nearest train station is Wombwell Station approx. 2 miles away.

THE SITE

The site is located on New Street, Darfield and is currently used as a garden area to no 110. OS plans dated December 1961 show the site did have buildings on it which we assume as terrace homes.

The adjoining site to the west is currently being used as a paddock area.

THE PROPOSALS

The proposal is for erection of a 3 storey dwelling.

1. Design

It is intended that the design of the new dwelling which is in keeping with the surrounding dwellings whilst incorporating modern design requirements such as DDA and refuse collection:-

- a. Art stone lintels over windows and doors.
- b. Brickwork walls and roof using brickwork and slate/tile all to match existing.
- c. Dormer window provided to rear of building as the adjoining terrace homes to give views over the nature reserve.
- d. Position of windows are located that overlooking issues are eliminated
- e. Second floor of dwelling is contained within the roof space in keeping with the adjoining terrace homes.

2. Materials

The external walls of the dwelling are to be constructed in facing brickwork to match existing (Hanson Edwardian Dragface) and the new pitched roofs to be covered with Eternit Riverdale Slate colour blue/black.

3. Trees and Landscape

A number of existing Cupressus trees will need to be removed to enable the development to be built, this will be kept to a minimum.

Paths and paved areas will be covered with "Marshalls Tegula Blockpaving colour "Harvest".

The garden area to be rear of the development will be turfed.

4. Layout

The proposed dwelling consists of 3 floors, ground, first and second floor (located in the roof space).

Ground floor incorporates toilet facilities raised power outlets as required in Part M of the Building Regulations.

5. Design Out Crime

Good quality doors and windows will be installed to deter possible break-ins, including security lighting and security alarms.

ACCESS

1. Highway Issues

New Street is a very quiet road only serving as a through road from Snape Hall Road to St Marys Road and to access the properties adjoining it. We do not envisage any highways issues.

No parking area has been provided within our site and is assumed a car will be parked on New Street in front of the property as currently happens with the local residents vehicles.

2. Disabled Access

The site is level from New Street but fall steeply at the rear (1 No approx storey).

The main entrance door will have level access and bin storage is located at the front of the building with level access provided to New Street.

Stepped access would only be available to the rear garden area, disabled access could be achieved by installation of stair lift by the occupant if this was so required.

3. Carbon Issues

The new building will be constructed to meet the requirements in the latest Building Regulations including: thermal, ventilation, heating, lighting and materials specified to ensure the new dwelling provided a low carbon footprint.