DESIGN AND ACCESS STATEMENT

DEMOLITION OF EXISTING DWELLING AND ERECTION OF DETACHED HOUSE ON LAND FORMERLY PART OF NO 30 PADDOCK ROAD STAINCROSS SOUTH YORKSHIRE S75 6LG AS GRANTED IN THE OUTLINE PLANNING PERMISSION NO 2010/0524

The proposed site has been checked with the environment agency's flood risk web site and is found not to be within any flood plain or flood risk area.

The site is located approximately four kilometres North of Barnsley and is centred within the former garden area of the above property which occupies a central but prominent position within the village of Staincross. The site is bounded to the North by Paddock Road and Hornes Lane and beyond that other housing. To the South of the development there appears to be agricultural buildings and an attached open area. Directly to the East and West of the development site is existing housing. The majority of surrounding area around the development site is mainly occupied by residential developments. The proposed development is considered a sustainable development in that it will encompass good design & layout while also incorporating aesthetically attractive finishes and providing a high quality property suitably blending in with and adding to the character and quality of the immediate surroundings.

The proposed dwelling will be accessed directly off Paddock Road via a block paved access road forming direct access to both block paved turning and parking areas all being durable and usable by residents, visitors and essential service vehicles. The existing access entrance is to be maintained with the scheme being designed all in accordance with and in pursuance of safety required under planning policy guidance. The block paving will also serve to allow surface water to permeate through and soak away to ground.

Any conditions as laid out in any planning approval notice will be observed and complied with in full.

Disabled access to the dwelling has also been considered in which levels from the access, turning and parking areas to the dwelling entrance doors is considered reasonably level and sustainable in terms disabled access and travel distance. Disabled access into the dwellings and within will all be in accordance with part M of the building regulations.

In terms of social and economic impact on the community from this development their will be none.

Additional traffic impact on the village due to the development will be minimal and in the interest of amenity, planning policy guidance will be fully complied with.

The proposed development site is considered level from Paddock Road and will provides good road access all in accordance with planning/highways policy guidance.

The proposed 4 bedroom detached dwellings will be finished in antique rustic brickwork with associated artstone window features including modern flat roof tiles and UPVC windows and door frames all in accordance with planning requirements.

The proposed dwelling will also incorporate an associated tree planting scheme in which small trees & shrubbery will be planted in order to add to the general character of the garden and hard standing areas all to planning policy guidance.

Staincross is served by regular bus services, with links into both West & South Yorkshire. Bus stops are also located at intervals along the main Wakefield Road with a bus stop being sited within 500m of the development entrance making the development sustainable in terms of travel links.

In terms of local services there are several public houses/clubs, convenience store/off licence, post office, community centre, take away, fish & chip shops, a large doctors practice and a Methodist Church all within close proximity of the development and serving the community. The village also has its own recreational areas including children's play area.

In terms of the developments impact on the local area it will not have any detrimental effects as having its own access/egress off Paddock Road and not relying on access through any existing established developments.

Nearby and adjacent properties will neither be overlooked or overshadowed by this development.

Within close proximity of the proposed development are Junior & Infants school and a Senior school serving the village and other nearby catchment areas.

There is no economic impact on the immediate vicinity due to the proposed development.

A sustainable drainage system is to be maintained all as planning policy guidance, all roof surface water is to be taken to new soakaways as indicated on the drawing dependant on ground conditions and porosity test, and all new foul is to be taken to the existing foul drain serving the existing property on site. All surface water from the existing ramblers cottage appears to go to existing soakaways on site.

It is not the intention of the developer to consult with a sample no of residents near by the development to ascertain their views on the proposal due to outline planning permission been granted previously and the new dwelling being sited over the existing dwelling footprint to be demolished.

From our evaluation of all information provided regarding the development it would suggest that the proposed development can only benefit the local amenity in terms of a sustainable housing provision which will enhance the character and desirability of the surrounding area.

In the event of fire or any other emergency, access into the development by any of the emergency services would be relatively easy given the layout and width of access. The prospective owner and all visitors are provided with a level and convenient access up to and into the dwelling including all spaces around.

The overall design and layout of the development will also provide a good balance with other existing properties adjacent in terms of volume provided and its appearance together with the proposed landscaping and hard standing ratios. The overall scale and size of the proposed dwellings is also in keeping with surrounding property sizes.

The layout of the development has created a small but private environment with the mixture of hard standing and garden area to the proposed dwelling providing total access around the dwelling footprint.

As levels indicate on the proposed drawings the development is generally a level site with access to the dwelling considered reasonably level and therefore maximises ease of accessibility while also limiting travel distances from the parking and turning area.

Due to the positioning of the property and its overall design it has embraced good crime preventative measures in that consideration has been given in trying to create a safe and sustainable crime prevention zone. A local neighbourhood watch scheme would also benefit the development.

The configuration & balance of hard & soft landscaping including the addition of tree and shrubbery planting does set out to enhance and protect the character of the site and create a positive change that can only benefit the owners of dwellings nearby and visually impacted on by the development.

In the event of any prospective owner not having a motor vehicle, pedestrian access up to and linking up with the existing pavement on Paddock Road is relatively short and level providing a sustainable link to near by bus stops.

The overall design of the scheme has been developed to suit the natural curtilage of the site together with a access position in order to comply with highways requirements necessary for a new dwelling.

The application is also based on a good understanding of the local character of the Paddock Road area and aims to bring that same depth of character to the new development. The scheme therefore does comply with planning policy consideration in terms of its physicality & use of the existing land in order to provide such a new development.

The dwelling is easily accessible by visitors in which the provision of a convenient and safe access route directly from Paddock Road is a prominent feature.

The development density has also tried to replicate neighbouring density levels through the choice of being a detached property to mirror those detached properties in the immediate area on Paddock Road. The occupancy level therefore that this dwelling represents is comparable with other existing properties in the area.

The scale of the proposed build is also considered right for the site as the dwelling to road, hard standing and garden area proportions do appear to balance out without being disproportionate in any way while still providing significant space around. All features of the development have taken into consideration sustainability and ease of maintenance together with an attractive order to it.

Current local services and amenities should easily cope with and welcome another dwelling and its residents providing an increase in spending within the local economy.

Any required boundary treatments will be in accordance with any planning guidance and approval given.

The existing Ramblers Cottage is to be demolished and cleared away prior to any development works commencing on site.

The new drive width is to be 3.10m wide from the existing access entrance right down to the rear turning area.

The green coloured areas on the block plan indicate grass and shrubbery areas