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Design and Access Statement

Amended house type
Site adjacent
Stocks House
High Street
SIlkstone

For Mr C. Crowcroft

DESIGN

OUTLINE OF THE SITE

The site of approx 350 sq. metres currently has a workshop standing within it. There is however planning approval on this site for the erection of a large detached stone built house. The existing approval number is 2006/1283 dated 30th November 2006. Work on the site has not started to date as the client has realised it would be too large for them to be able to afford
Access to the site is currently by way of an existing private driveway directly off High Street
The site lies within an established housing area. The properties in this area are predominantly detached and terraced residences. These existing dwellings are of traditional construction in either stone or brick with tiled roofs.

SITE DEVELOPMENT POTENTIAL

Although planning permission has been gained for a detached dwelling the applicant has since had various estimates for the construction and has found that the final cost would be in excess of his budget . and he has had me reduce the overall size of the proposal.. The changes are on the whole cosmetic and reduce the volume . The garden area is adequate. The alterations however were deemed to be greater than what guidance allows for 'minor amendment'. It is therefore necessary to make a full plans application as an amended house type.

USE

The use of the site is already deemed residential due to the recent planning approval. Therefore further uses have not been explored in this instance.

AMOUNT

The application only seeks for approval of an amended house type.
There would be no undue affect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

LAYOUT

The siting and layout of the proposed house type is very similar in principle. to that approved under 2006/1283

SCALE

The design of the proposed house is of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.
The material, shape and scale of windows and doors are of a type and scale that are in keeping with local properties.

LANDSCAPING

There is an amount of paved access/parking area to the front of the property

LANDSCAPING

There is an amount of paved access/parking area to the front of the property to be laid out on completion. The private amenity areas are to be mainly vegetable garden as my client likes to be as self sufficient as he can be.
The stream to the east side of the property is lower than the main site and therefore the floor level will take into account the maximum level of the stream. The existing boundary walls are dry stone up to a max of 1.5 meters high.

FLOOD RISK ASSESSMENT

In 2007 after the most exceptional inclement weather of continuous heavy rain over an extended period, the lower part of the site was flooded for the first time in living memory but this was caused by the stream being blocked by debris from the Petrol station approximately 300 yards away and the lack of maintenance of the stream over many years. This situation has now been rectified and assurances given that the flooding would now not occur again. It was not in any way attributed to the steam traversing the site.

APPEARANCE

The property is intended to be built in Blockwork cavity walls with a coloured render finish, as several neighbouring properties , with a concrete tiled roof.

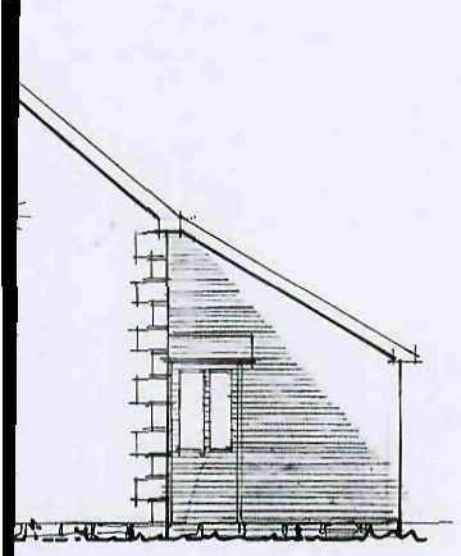
ACCESS

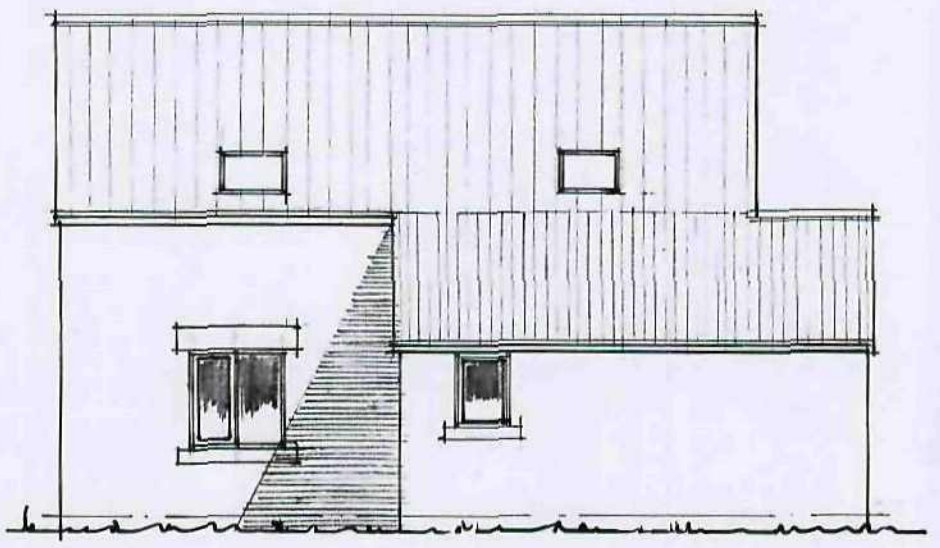
The site will be accessed, both for vehicular and pedestrian by private drive at the front of the site.
There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement is unaffected.
Access into and around the interior of the dwellings will provide 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. There is a regular bus service accessed directly at the bus stop on High Street, providing transport links with the major transportation link in Barnsley town centre. There is the Mainline rail network accessed from nearby Silkstone Common railway station about half a mile away.
Local roads are in good repair and vehicular access to the site from main roads is very good. Although the nature of the area is hilly, it is not envisaged any particular special requirements are required for vehicular or pedestrian access.

Date.....16-10-08.....

Signed....P Dimelow....

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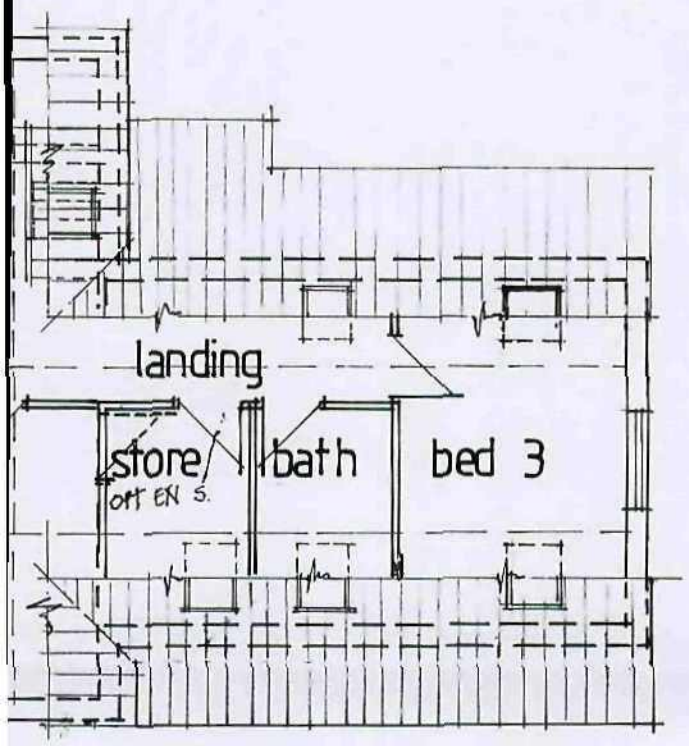


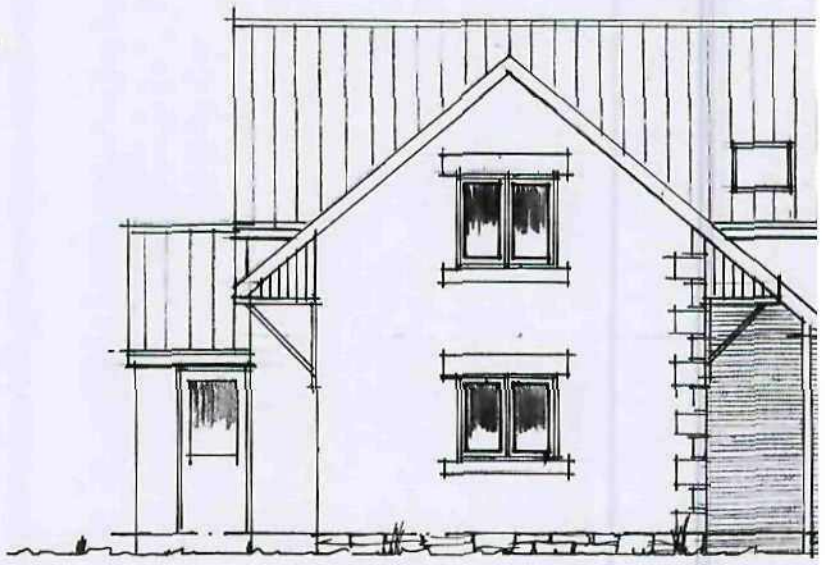


SIDE ELEVATION



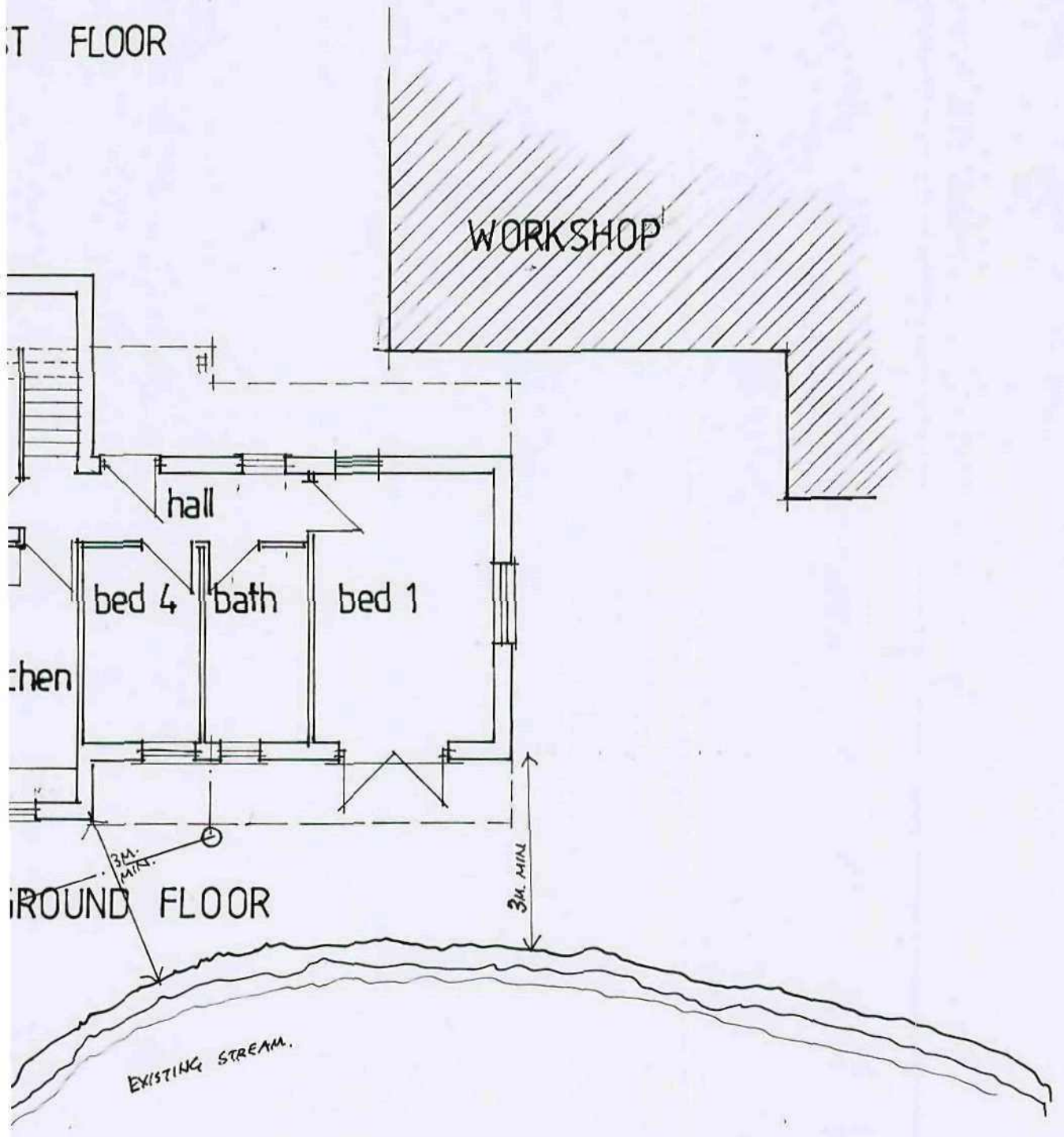
REAR ELEVATION

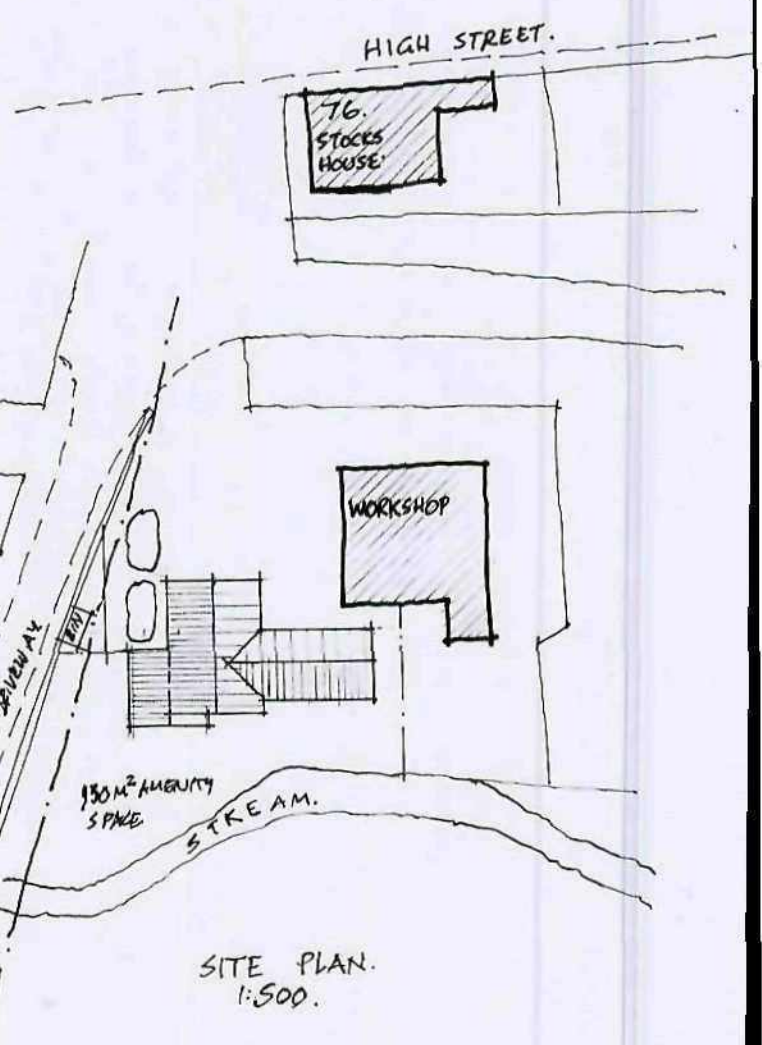




SIDE ELEVATION

T FLOOR





SITE PLAN.
1:500.