Peter Wade Consultancy

DESIGN & ACCESS STATEMENT

PROPOSED CONSTRUCTION OF 4No. DWELLINGS
55 WOODSTOCK ROAD
BARNSLEY
S75 1DX

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1. Description of the scheme

1.1 The planning application associated with this statement is to build four dwelling houses, two detaches houses and two semi-detached. The site is currently the gardens to No. 55 Woodstock Road.

1.2 Woodstock Road is located in a residential area well served by public roads and transport system. A main trunk route, the A635, is nearby with close links to the national motorway system and the city centres of Wakefield and Leeds. Open countryside with public footpaths are close by. The site is in close proximity of public transport in Huddersfield Road with a bus stop only 300 metres away. Schools, shops and public houses and other services sustaining a local community are all at hand. This may hopefully reduce car dependency as required by the National Planning Policy Framework. Homes are much sought after in the area and this is the major justification of the development.

1.3 The plot boundary has already been defined by a timber fence to the side and rear. The plot is currently a vacant grassed area. There are few trees and shrubs within the plot.

1.4 The plot area is approximately 1500 square metres providing garden space for the dwellings and a car park space for each with a visitor parking space.

1.5 The local area slopes down slightly to the north, but the development site is relatively level.

1.6 There is not a footpath or bridleway across the plot. The site has not been given any special designation and is not within a Conservation Area nor are there any listed buildings close by.

2. Use

2.1 The proposed dwellings are solely for the use of the occupants.

3. Amount

3.1 The proposed buildings are to be of a scale similar to surrounding buildings. Modest room dimensions are proposed with only the basic needs to be catered for.

3.2 The building plots is of a similar scale to other plots in the area.

3.3 It is anticipated that the involvement of local authority groups and evaluation of any comments from them shall be addressed during the due course of the planning process

4. Layout

4.1 The layout of the proposed dwellings is to be of a simple traditional design with living and sleeping areas.

4.2 Two private off street car parking spaces for each dwelling are to be provided plus a single visitor parking space.

5. Scale

5.1 These matters are to be reserved in this application, and will be addressed in the full application.

6. Appearance

6.1 These matters are to be reserved in this application, and will be addressed in the full application.

7. Landscaping

7.1 These matters are to be reserved in this application, and will be addressed in the full application.

8. Vehicular access

8.1 Vehicular access to the site is to be from a short private road next to Number 55 Woodstock Road, connecting to Woodstock Road and including passing places. At the end of the private road there will be room to manoeuvre vehicles and designated parking spaces for each of the proposed dwellings. Observations of vehicle movements associated with the nearby houses show that there shall not be a vehicular access problem with the proposed dwellings.

9. Inclusive access

9.1 The plot is relatively level but the design of the buildings shall require first floor access via stairs.

10. Other considerations

10.1 Principles of sustainable urban drainage are to be employed. All rainwater that is collected is to discharge to soakaways within the site.

10.2 To comply with Government Planning Policy Statement PPS25 a flood risk assessment has been undertaken. It has been concluded that the building is not in an area at risk of flooding.

10.3 To comply with Government Planning Policy Statement PPS1 Supplement the works are to be designed to meet Building Regulations Approved Document L1A to conserve energy to reduce carbon dioxide emissions.

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