

DESIGN & ACCESS STATEMENT

**PROPOSED DWELLING ADJACENT
1 MAYBERRY DRIVE, SILKSTONE
BARNLEY**

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1.0 Introduction

Chris Carr Associates have been instructed by Mr & Mrs Cochrane to prepare detailed design proposals in support of a Planning Application for the construction of a new dwelling on garden land adjoining their existing house at No 1 Mayberry Drive, Silkstone.

The following statement has been compiled in accordance with Circular 01/06 Guidance on "Changes to the Planning System" and the advice given by CABE in their document "Design and Access Statements".

2.0 Location

The proposed site, which covers approximately 700m², is currently a part of the land within the ownership of No 1 Mayberry Drive. The site is located to the south of the existing dwelling, adjoining No 7 Hawthorn Drive, and is partially occupied by existing single storey buildings forming part of an extensive leisure complex attached to No 1 Mayberry Drive. A site location plan is attached at Appendix A.

3.0 Assessment

3.1 Physical context

It is proposed to construct a new five bedroomed detached family house on land which is currently partially developed and which is surrounded by existing housing on all sides. The new dwelling will be of a similar size, scale and form to its neighbours, most of which were constructed during the period 1970-1990.

This is a re-submission of a Planning Application recently withdrawn pending re-design to accommodate existing sewers crossing the site.

3.2 Social context

The proposed new house will not have any significant impact upon its surroundings or the privacy and amenity of immediate neighbours. So far as we are aware, there are no other particular aspirations for this site.

3.3 Economic context

The proposed new house will have no significant effect on the local economy and therefore no further investigations were deemed necessary.

3.4 Planning policy context

The new house will be located close to the centre of Silkstone Village and on land allocated for residential purposes in the Barnsley Unitary Development Plan and evolving Local Development Framework. The site area and orientation provides generous space for access, parking and private gardens. The orientation of the new dwelling will ensure that there is no overlooking of adjoining properties and the proposed critical distances between dwellings will comply with the Council's standards.

4.0 Involvement

A copy of the detailed design proposals for the new house has been made available to immediate neighbours. There was no indication of any protected species using the site and therefore no further investigations were proposed.

5.0 Evaluation

Having assessed the proposals, it would appear that they would have no detrimental impact upon adjoining dwellings or the privacy and amenity of neighbours. The new house will make a positive impact on the existing streetscape by replacing unattractive, single storey outbuildings with a new stone built, five bedroomed family house.

A number of existing drains and adopted sewers which cross the site have been identified. These have been the subject of a site survey and consultation with Yorkshire Water and Mr Steve Kilner of Barnsley MBC Drainage Department.

6.0 The Design Proposals

6.1 Description and use

The proposals involve the construction of a new detached five bedroomed dwelling with integral garage. The house has been designed to incorporate traditional details, will be constructed in natural stone with a Hardrow "old stone" artificial stone slate roof, and with painted door and window frames. The accommodation at ground floor level will include a family sitting room, dining room, kitchen, study, utility room and cloakroom and at first floor level, five bedrooms, two bathrooms and an en suite shower room.

The revised layout has been amended to take account of the existing drains and sewers and maintain necessary easements.

6.2 Access

Vehicular access to the new property is to be taken from Silkstone Lane via the existing entrance gate slightly adapted and constructed within a new stone boundary wall set back from the highway to allow for a continuation of the footpath over the site frontage. A 3.2m wide access with dropped kerb and footpath crossing will be constructed to Local Authority specifications.

Improvement to the existing visibility in a southerly direction has been discussed with Mr R Knell of the Highways Department.

Notwithstanding the fact that the access is existing and no intensification is proposed, the applicant would like to improve visibility standards by removing and cutting back a number of overgrown bushes within the highway verge. This has been discussed with Mr Knell and provision has been made for this work to be carried out by the Local Authority. Please refer to frontage record photographs within Appendix B.

Within the site a *parking courtyard* is to be constructed in tarmac with a bonded gravel finish, providing adequate space for parking within and adjoining the proposed two-car garage.

6.3 Appearance

The new house will be constructed to a traditional design in coursed natural stone beneath pitched roofs clad with approved artificial stone slates. Door and window openings will be enclosed by stone lintels and sills and window frames will be set in a minimum 75mm rebate to the face of adjoining masonry. Rainwater goods will be in black finished powder coated aluminium.

6.4 Layout

The new dwelling will be constructed to a traditional layout and is positioned centrally within the site area to allow for generous parking and private gardens. All *principal habitable rooms* face in a westerly direction.

6.5 Scale

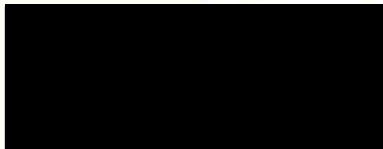
The overall mass of the building has been reduced by designing separate elements as one storey, one and a half storey and two storeys in height. The new house will be of a similar scale to its immediate neighbours.

6.6 Landscaping

The proposals allow for the planting of a new boundary hedge to the rear of a stone wall adjoining Silkstone Lane, the retention of existing hedging to the southern boundary and for private gardens to incorporate a mix of hard and soft landscaping including flagged terraces, stone boundary walls, shrub planting and lawns.

7.0 Summary

The proposals will result in an attractive family house being constructed on a generous plot of land in an area allocated for residential use, without compromising the privacy or amenity of existing property and with benefits to the existing streetscape and highway frontage.

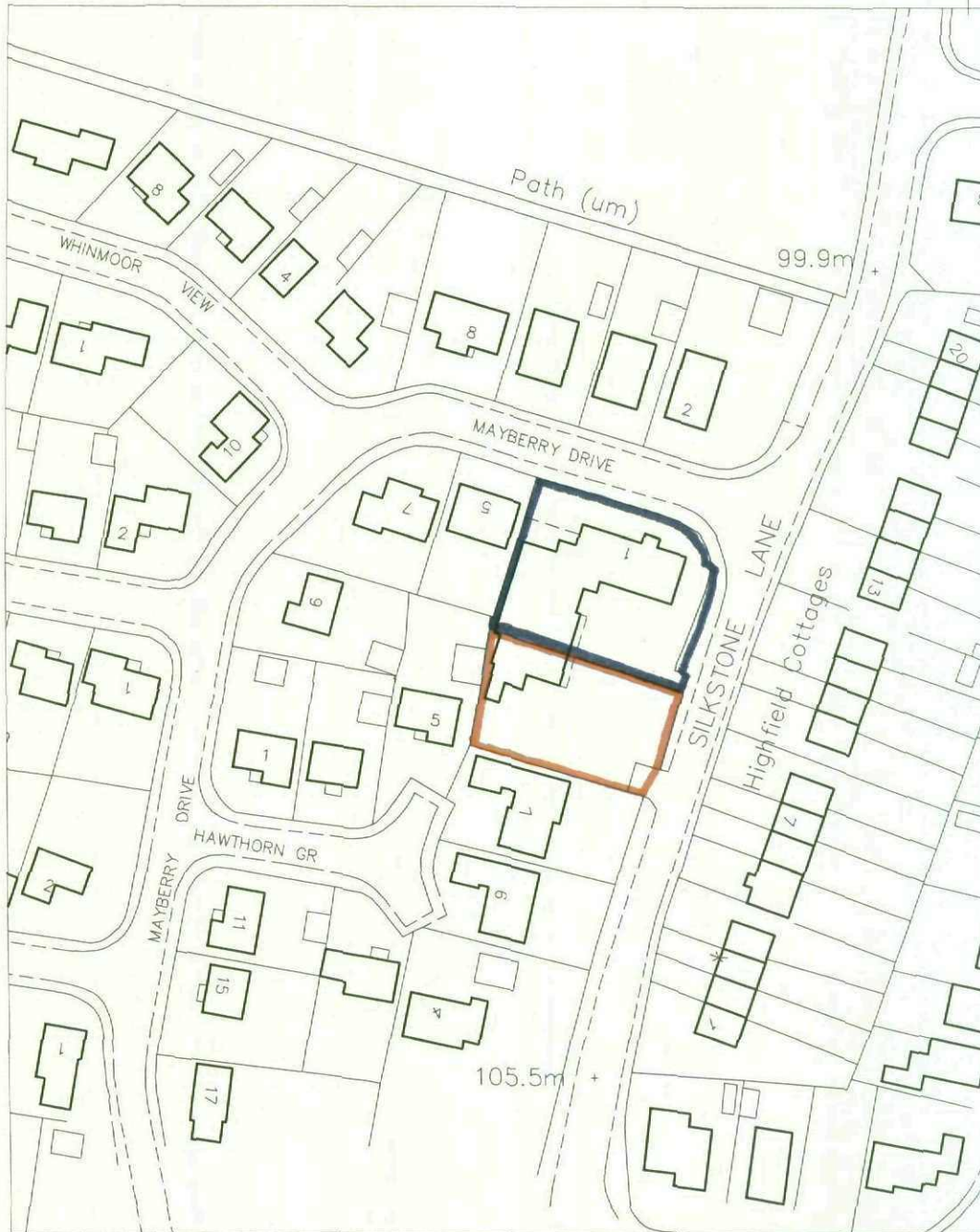
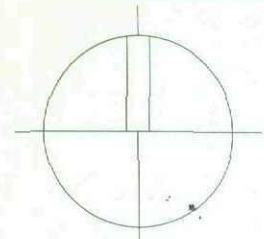


Signed.....

FOR CHRIS CARR ASSOCIATES

APPENDIX A
SITE LOCATION PLAN

North



OS License No: LIG0015

MELBROOK
1 MAYBERRY DRIVE
SILKSTONE
BARNSELY
S75 4LJ

LOCATION PLAN

Scale 1:1250

Date Feb 09

Ref 22.92

Drwg No OS1



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APPENDIX B

FRONTAGE RECORD PHOTOGRAPHS

**Road Frontage and Existing Access
Land Adjacent Mayberry Drive/Silkstone Lane Silkstone**



View of existing access to Silkstone Lane



View to North from existing Access



View of existing hedge adjacent access looking North



View of existing access and road frontage looking South