

Reshape Architecture & Design Ltd

Design and Access Statement

Proposed Dwellings at Land of Lifford Place, Elescar Barnsley S748AB

Reshape Architecture and Design Ltd

Prime Business Centre

Millfield Industrial Estate

Millfield Road, Bentley

Doncaster

DN5 0SJ

Tel 01302 875211

Email info@reshape-design.com

INTRODUCTION

This design and access statement has been prepared in support of an application for the construction of two detached houses.

The format of this statement is drawn from both central government requirements as detailed within section 3 of circular 01/2006 "Guidance on changes to the development control system" which became effective on 10th August 2006, The Town and Country Planning (General Development Procedure) (Amendment) Order 2006 and the advisory document "Design and Access Statements" published in 2006 by the Commission for Architecture and the built environment.

SITE AND SURROUNDINGS

The site is located off Lifford Place, Elsecar and is approximately 4 miles from Barnsley Town centre. The area is within a well-established residential area consisting mainly of two storey houses.

Schools, recreational facilities and other local services are with easy reach from the site. The property's have good transport links with a bus routes to Barnsley close by. The site is also in walking distance of Elsecar Train station with links to Sheffield, Barnsley, Leeds and Huddersfield.

USE AND AMOUNT.

The site lies within the councils UDP for housing and will bring back a vacant residential site back into use. The proposed development will consist of two detached houses.

ACCESS AND SITING

It is possible to achieve a disabled access to the property in accordance with current building regulation requirements. Vehicular access is catered for by the use of an existing access drive which has a dropped curb.

The residential amenity of existing dwellings will be protected as the proposed dwelling is sited in such a position to create above the standard 21m minimum distance requirements between habitable rooms of existing and the potential dwelling.

SCALE AND LAYOUT

The scale of the dwelling is respectful of the properties in the surrounding area. It is considered that the proposal would respect the densities of the wider area and would not constitute over development of the site. The overall levels of the site are relatively flat. The location of the dwelling within the plot ensures ample amenity space and off street parking, to satisfy highway requirements.

APPEARANCE AND LANDSCAPE

The design of the dwelling has been designed as such to be sympathetic with the surrounding area using traditional materials.

Landscaping will include conventional boundary treatments and soft landscaping within the plots.

SUSTAINABILITY

The building in this development will be constructed to meet current Building Regulation requirements, this ensures an excellent thermal performance compared with older similar style properties. Energy efficient windows and doors will be installed and sealed correctly and efficient heating system will be included in the fit out. The property will be subject to SAP and Air leakage tests to ensure compliance with current Building regulations.

A water use calculation will be required to ensure the appliances and fixtures installed are efficient with water use, minimising wastage, rainwater butts are to be situated accordingly to collect rainwater runoff from the roof to enable use on the gardens, the remainder of the roof runoff will be taken to a soakaway located on site in a position to be designed by specialist drainage consultant.

CONCLUSION

Based on the aforementioned, it is maintained that this Design and Access Statement accords with the requirements identified within Circular 01/2006 and should be considered with the accompanying plans.

With adherence to the principles identified in this document, a single dwelling can be constructed on the subject site which will blend in with the character and setting of the local area.

Therefore, it is advised that a grant of planning permission is justified for the proposal, which accords with local and national policies.

