

Client : Mr Peter Kaye

**Address : New Road
Staincross
Barnsley**

Project : Proposed detached dwelling

Ref : 08/166

Date : 12.1.2011

DESIGN AND ACCESS STATEMENT

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USE

This design statement has been prepared to accompany the enclosed planning application which seeks to obtain full planning permission for the development of a new dwelling on land situated off New Road in Staincross, Barnsley.

Previous applications have been submitted to council regarding this site (B/03/0405/DT) (B/03/1206/DT) (B/03/1208/DT).

The enclosed application will attempt to gain permission for a new detached dwelling on the remaining vacant plot situated off New Road, Staincross.

The site is situated at the top end of a newly constructed group of 3 dwellings as such it would be safe to assume that the vacant area of land would be suitable for the purpose of a new dwelling.

The position of the site within a long established housing area means that there is a large range of community facilities within walking distance of the proposed, the site is close to retail areas, public open spaces and transport links which can provide access to surrounding amenities and employment.

Refuse service and emergency vehicles all gain access from New Road as they do at present. Refuse bins are taken on collection day to the main road by the occupiers of the existing properties this we presume will continue to be the case.

The current site is very overgrown and tatty in appearance and has become somewhat of a dumping ground which in our opinion is causing an adverse effect on local residents visual amenity. The new proposal would, in our opinion, only enhance the area and outlook for my client and local residents and not in any way be a detriment to the area

The proposed site is surrounded by various forms of housing ranging from semi detached to larger detached dwellings it is considered that the site would therefore be suitable for residential development of which it would also be considered to be an efficient and effective use of the land. The proposal will also provide an affordable safe residential unit to the buying market.

Sited next to existing developments means with the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

The site itself has a gentle gradient sloping upwards we intend to cut into this land forming a level plateau to build from and thus reducing the height and impact of the new property on its surroundings.

There is currently vehicular access to the site from New Road it has a tarmac surface and serves the dwelling to the side of my clients plot.

AMOUNT

The proposal is for a detached dwelling which is predominately two storey but has living accommodation in the roof void areas.

As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The plot has ample garden/amenity space with ample parking leading to an integral garage at the front.

The amenity space created will be well maintained and landscaped and made safe with boundary fencing.

Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

LAYOUT

A moderate scale site has been laid out with the proposed unit sitting central on the plot. There is a new drive proposed to the side leading to a new garage, this will be laid in a permeable block paviors to allow surface water to drain through it easily this surface water run off could be channelled into collection tanks to be re-used on the gardens.

This layout was considered to be the best layout not only to provide my client with a viable project but also to suit the location and area of the proposal. It is also considered that the proposal offers the max potential in terms of density and also be able to provide sufficient car parking spaces.

Habitable room windows will be formed in the front and rear elevations of the unit where overlooking is not considered to be an issue with any neighbouring properties.

SCALE

The proposed building has been designed to reflect its surrounding in terms of overall height, scale and size.

The proposed unit as stated above will be predominately two storey with the roof void been used for habitable purposes.

All window and door units will be provided of an appropriate scale and size for means of escape purposes and be in proportion with the building itself and should therefore be in keeping within the area and not detract from existing properties.

The scale of the building has been designed so as not to over dominate its surroundings to the detriment of the character of the area.

Door accesses and widths will all be level and suitable for disability.

LANDSCAPING

Parking and any path areas will be hard landscaped in nature and sealed surfaced and drained. Soft landscaping comprising gassed and planted areas will be provided to the remainder of the site. Careful choice of shrub planting will ensure a low maintenance garden to avoid areas becoming overgrown and tatty.

APPEARANCE

Situated in a popular residential area the new building will take its inspiration from that of its surroundings. In order to achieve this the materials to be used for construction would be brick and concrete tiles.

All window and door frames will be upvc to match existing units and be easily maintained.

The development has been designed to easily harmonise with its surroundings.

ACCESS

Access will be gained via the existing tarmac drive served from New Lane once on site there will be a paved drive leading to an integral garage giving sufficient spaces for the new dwelling

Emergency, service and refuse vehicles will gain access from New Lane as they do at present.

The site is adequately served by public transport services which are in easy walking distance of the site cutting down on the number of car journeys.

The traffic generated from this proposal is considered to be able to be supported by the existing highway network.