Hudroyd Cottage Garage,
Race common Lane,
Barnsley.
S70 6NN

Design & Access Statement

Relating to: Detached stone fronted garages with rendered sides & rear.

Applicant: Mr D.J Allen – Maple Estates (Barnsley) Ltd, Wentworth Road, Mapplewell, Barnsley.

Location: Hudroyd Cottage, Race common Lane, Barnsley, South Yorkshire. S70 6NN

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Introduction

This is a Design & Access statement to support the submission for the construction of one single garage located to the rear of the newly re-constructed cottages (Hudroyd Cottages) with vehicle access adjacent to the side of the cottages off Race Common lane.

The purpose of this Design & Access statement is to support the submission of the Planning Application for the above named development and to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development.

This statement outlines the design details in relation to the newly re-constructed cottage dwellings and proposed construction of one detached garage.

In terms of recent history the proposed garage is to be sited and constructed to the rear of the newly re-constructed cottages. The newly re-constructed cottages being on the original footprint of the previously collapsed cottage dwelling.

The proposed development is architecturally consistent with the newly re-constructed cottages in all respects the proposed development is within the site boundary of the newly re-constructed cottages.

The location of the proposed garage is within the green belt and it is acknowledge that for this reason any new development on this site is likely to be sensitive. The garage having been designed to complement and enhance the visual appearance of the existing cottage designs, rather than detract from it.

The standard of construction & finish to the garage will be very high, with the front elevation consisting of natural stone and detail to resemble the side elevation of the newly re-constructed cottages, the side & rear elevations being rendered finished with colour to match front elevations natural stonework. Vehicle access being via an up & over garage door constructed from metal but to give the appearance of vertical timber battened with colour to match appearance of timber finish.
Pedestrian access into the garage is via a side access door with style and colour to match the main garage door, natural light into the garage via a window located in the side elevation, with style and type of window to match the existing cottage style.

All material used are to match the newly re-constructed cottages and to the full discretion of the LA Planning Officer with all works completed to the full approval of the LA Building Control Officer.

Access Considerations
In terms of the access drives that will serve the proposed development they are currently fixed and are long standing access points that have been used to serve the original properties for many years. The existing access drives work very effectively and it is considered that there is no need to improve the current arrangements and we have concluded that there should be no objection to the use of the existing access drive to serve the proposed garage & newly re-constructed dwelling.

It is considered that the use of the existing access road and driveways to serve these dwellings will not have and material detriment on the amenities of neighbouring residents or the interest in highway safety. The vehicular traffic associated with the proposed garage construction will not result in an increase in the number of vehicles using the access road; it is considered that there should be no objections from highway safety viewpoint.

There are no further planning applications submitted or additional external alterations planned for the property, after reviewing Planning Policies currently in force by Barnsley District Council the above satisfies the current Planning Policy requirements:

Ref Drawing: DJA/P/HC/10-01