DESIGN AND ACCESS STATEMENT

PROPOSED DORMER BUNGALOW
LAND ADJACENT 5 ROSE HILL COURT
BARNSLEY
S70 2LW

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INTRODUCTION

Building Design Services have been instructed by Hallroyd Homes Ltd to submit a full Planning Application for the erection of a detached dormer bungalow with integral garage on land adjacent 5 Rose Hill Court, Barnsley formerly garden to that property.

SITE ASSESSMENT.

LOCATION.

The development site is situated within the well established residential area of Huddersfield Road, lies within the Huddersfield Road Conservation Area, and is approximately half a mile from Barnsley town centre. The site is bounded on two sides by residential properties and commercial premises to the southern boundary. A site plan is indicated on drawing no V/5/1.

BACKGROUND

The site has recently been disposed of by the occupants of number 5 Rose Hill Court but has been the subject of previous Planning Applications and has a current approval no 2010/1242, this has been kept current by a material start on site of part of that approval. However it is felt that the latest amendments to the bungalow design have left a somewhat unworkable scheme and that a revised design be applied for. The site has a gentle gradient towards the eastern boundary with a slight step mid way along the site. The site has mature trees and shrubs towards the western boundary with Huddersfield Road.

DRAINAGE

The site is crossed by a foul drain from no 5 Rose Hill Court and it is intended to make a connection to that drain. Surface water will via soakaways design in accordance with BRE Digest 365. The site is not within an area subject to flooding and no special precautions are required.

PLANNING POLICY

The site lies within a Housing Policy area and the proposals are appropriate to the surrounding use. The development will accord with the relevant policies: PPG 12, PPG 1and Supplementary Planning Guidance

3. The bungalow and surrounding space has been designed with due regard to the South Yorkshire Residential Design Guide.

THE PROPOSALS

The proposal involves the erection of a split level dormer bungalow with an integral garage and a side entrance and a private drive from Rose Hill Court. The external areas are in excess of the requirements of the SYRD and will provide pleasant amenity areas. The surrounding properties are a mixture of artificial stone, natural stone, blue slate and concrete roof tiles. Properties to the north and east are single storey. It is intended to replicate this style by constructing in Anstone artificial stone walling and Eternit artificial blue slate roofing. The existing site was originally gardens to no 5 and has mature planting and lawned areas, it is intended to re-establish the lawns and supplement the landscaping with the addition of tree planting along the southern boundary.
The site will not present any difficulties in providing full disabled access in accordance with Building Regulations Approved Document Part M and BS 8300 Access for Disabled.

SUSTAINABILITY

The site is located in an existing, established community and will provide for Lifetime Homes suitable for either a small or medium family. The site is within walking distance to public transport reducing the reliance on personal vehicle usage. The property will be to Code level 3, Secured by Design and will provide high levels of thermal Insulation, energy efficient lighting and low carbon heating.

CONCLUSION

The proposal to develop the site falls in line with Local Authority policy guidelines and as such would form an acceptable development

Signed.....
Building Design Services