129 Blacker Road



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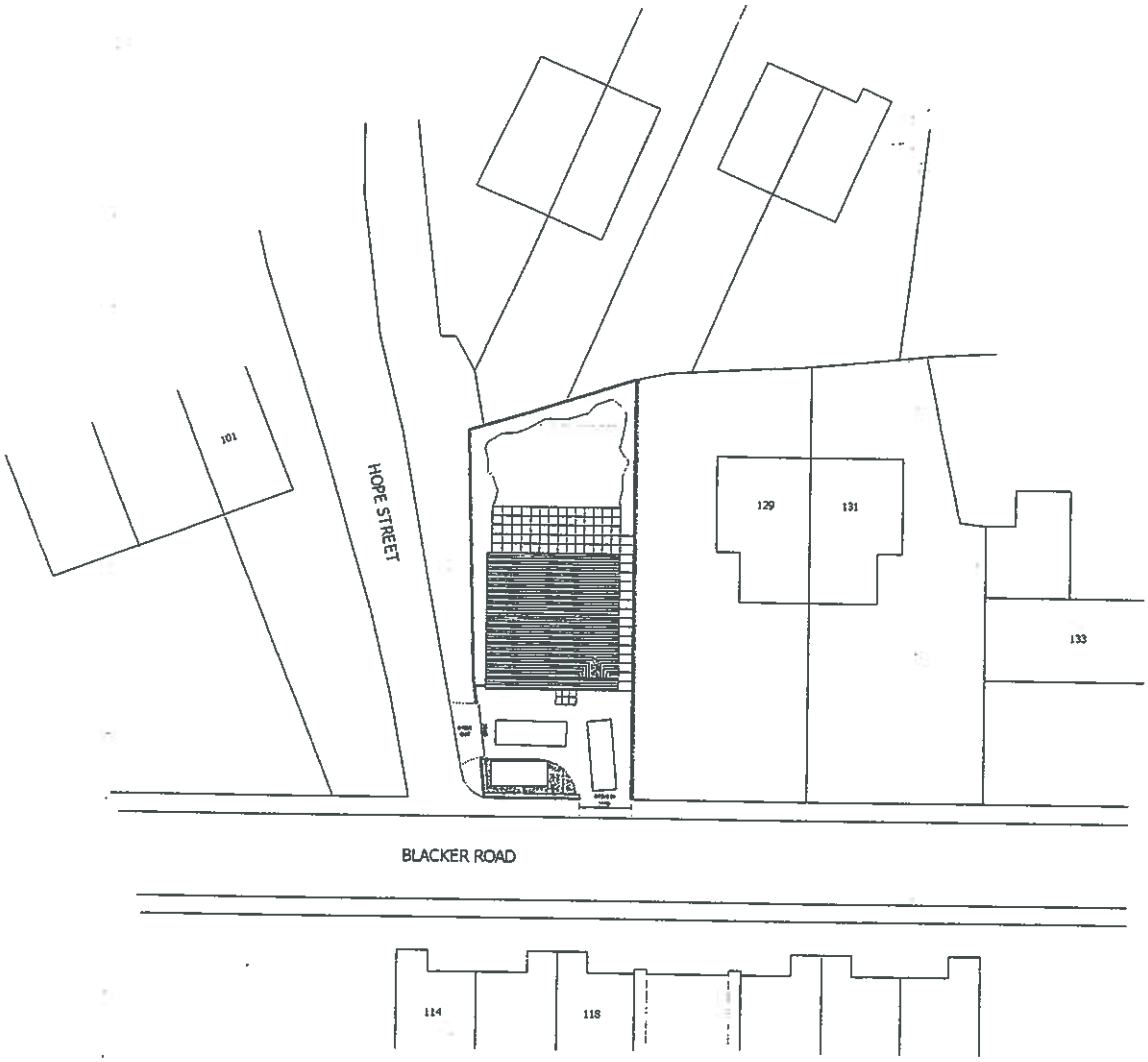
OS Mastermap
06 September 2012, ID: BLJT-00174775
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1:1250 scale print at A4, Centre: 433400 E, 409884 N

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PROPOSED 4 BEDROOM DWELLING - BLOCK PLAN		
129 Blacker Road, Mapplewell, Barnsley, SOUTH YORKS.		
Scale 1:500	Drawn SJW	August '2012
Drwg No.	Rev.	

Design and Access Statement for new dwelling on land adjacent to 129 Blacker road, Mapplewell, Barnsley.

Introduction

Mr O'Keefe is proposing to construct a new 4 bedroom house on the land adjacent to No 129 Blacker Road, Mapplewell. The plot has been severed from No 129, forming a good sized plot with direct frontage onto Blacker Road.

Location

No 129 Blacker Road is situated in the village of Mapplewell. The current arrangement is a pair of semi detached houses, both with drive access directly onto Blacker Road. The severed land consists of garden land and includes an old stone garage / store which predates the current brick dwelling on the site.

The proposed plot fronts the main highway and sits on the corner with the access into Hope Street.

Streetscene.

The streetscene along this section of Blacker Road has altered significantly since the closure of the colliery in the 1980's and the flat redevelopment on the site of the former infant school site. The road now has a diverse mix of commercial and residential properties. Further housing development has taken place on the land behind the Chinese Restaurant .

This snap shot of the street has a mix of the older sandstone properties interspersed with newer brick constructed properties. There is a staggered building line along this side of the road.

The original stone houses and mix of commercial buildings formerly opposite the site have been replaced in recent years with a modern mews style housing development with parking at the rear. This development has maintained the old building close to the highway.

Existing Property.

The existing dwelling is a 2 storey brick built semi detached house with a hipped roof . The house is set well back from the highway and retains a small enclosed garden area at the rear. It appears that the adjoining land has been left overgrown and separated from the main dwelling with a low fence for a number of years.

Design Considerations.

We feel that the proposal respects the character of the area and has no adverse effects in terms of bulk, appearance , height, and design in proximity to boundaries.

The proposal follows the pattern of low rise, low density development in the village.

We feel that the plot size and frontage compares favourably with the other plots fronting the highway along this part of the streetscene.

The proposed dwelling achieves approximately 21m back to back with the property at the rear, maintaining good separation between the amenity spaces of the proposed and existing property. The front elevation is slightly closer to the new dwellings opposite, approximately 19m. This is taken from the main front wall of the terraced properties opposite to the front wall of the proposed dwelling. Both properties would have a kitchen forward facing at ground level.

The proposed design follows the gable to gable format which is much in evidence in the road. The proposed materials are traditional red facing bricks with cast ' stone effect' cills simulating the stone details on the neighbouring properties. The roofing materials will be Marley Modern or similar smooth concrete tiles, colour grey.

Trees

The proposed site and adjoining plots do not have any significant trees within falling distance of the proposed dwelling. The proposal will therefore have no adverse arboricultural impact on the area.

Boundaries

The low stone wall along the boundary with Hope Street will be retained and 1.8m high interwoven panel screening erected along the remainder of this side boundary to provide privacy to the rear garden and amenity space. The 900mm high fence currently dividing the plot from the house will be retained at the front and the remainder replaced with 1800mm high panel fencing to provide privacy to the rear garden. The fence along the rear boundary will remain insitu.

Vehicle Access

The proposed dwelling incorporates an integral garage and a hard surfaced frontage for the parking of vehicles with a drive in from Blacker Road and a drive out onto Hope St. This is proposed to avoid vehicles having to reverse onto Blacker Rd. A new dropped kerb is proposed where the vehicle access is to be formed on Blacker Road. The retention of much of the low stone wall along this frontage and the return boundary to Hope street, approximately 800mm high currently, is also proposed to maintain good visibility for vehicles entering and exiting the site.

The main part of the frontage ear marked for vehicle parking and turning will be surfaced with a proprietary porous grade tarmac on an approved sub base to meet the current SUDS criteria.

Conclusion

We feel that the proposed dwelling respects the character of the area and will be a sympathetic addition to the street scene.

Steve Wadsworth

[redacted]

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