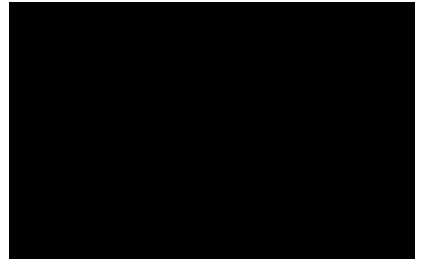


**JRB DESIGNS  
Ltd.**

**1 Saville Street,  
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S72 8LT.**



Design & access statement for proposed construction of a detached dormer bungalow on land at 19 Cross Street with access from Church Grove Monk Bretton.

## 1.0 Physical context

### 1.1 Surrounding:

The site is located to the rear of 19 Cross Street Monk Bretton Barnsley & lies approx 2 miles North West of Barnsley town centre. The neighbourhood consists of residential properties being of bungalow type with brick facades.

Schools, recreational facilities & other local services are all within easy walking distance of the property. The property is not located in a conservation area. The property affords good transport links as it is near to the main bus route between Barnsley & Monk Bretton

### 1.2 Site:

The host site is a very large rear garden. The building will sit facing Church Grove access that will allow sufficient off road parking to the side. The site lies in a Housing Policy Area.

There are no natural features such as trees & hedges on the site. The site is flat..

## 2.0 Social Context:

The property development is for the building of a detached dormer bungalow. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

### 3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

### 4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policy supplementary planning guidance 3 for infill residential development.

### 5.0 Involvement of community members:

The scheme has no implications for general community; however some of the adjoining owners have been consulted. The planning department have been consulted and support the development.

### 6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

### 7.0 Design principles:

#### 7.1 Use:

The proposed development is justified as it brings an existing vacant plot into residential use, whilst being sympathetic to the host property & the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a detached dormer bungalows. The access to the house is through a new front door & new side door. Off road parking is to be provided to the front of the property. New Grey Upvc windows are proposed throughout which are to be sympathetic with the surrounds

#### 7.2 Layout:

The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply "Secure by Design" principles. The mail box will be to the front entrance & utilities located to the side of the property.

#### 7.3 Scale:

The proposed development is to scale with the surrounding properties.

**Landscaping:**

No new landscaping will be supplied to the properties as the rear garden is already to an acceptable standard.

**7.4 Appearance:**

The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments.

**7.5 Access:**

It is possible to achieve a disabled access to the property.