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Design & access statement for proposed re construction of a five bedroom detached house on the site of 108 Wood Walk Wombwell Barnsley.

1.0 Physical context

1.1 Surrounding:

The site is located on Wood Walk Wombwell & lies approx 1 mile West of Wombwell town centre. The neighbourhood generally consists of larger detached residential properties being of a mixed type..

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 only 1 mile from Wombwell town centre.

1.2 Site:

The host property is a three bedroom detached house with a large garden to the front & rear. It is proposed to demolish 75% of the exiting building retaining three outer. A new detached house will be built with access to the front from Wood Walk. The site lies in a Housing Policy Area.

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

2.0 Social Context:

The property development is for the building of a five bedroom detached house. There are 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. We have also consulted with the local authority as to the best alternative for the development of this site.

5.0 Involvement of community members:

The scheme has no implications for general community; however some of the adjoining owners have been consulted along with the local authority.

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 particularly as it brings an existing site which is falling into dereliction, into residential use therefore maximising the properties potential for occupancy, 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 house. The access to the house is through a new front doors & new rear doors. Off road parking is to be provided to the front of the property. New wood effect 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 entrances & utilities located to the side of the properties.

7.3 Scale:
The proposed development is to scale with the surrounding properties.

Landscaping:
New landscaping will be supplied to the properties in the form of rear gardens & a small front garden area.

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.