

**Design and Access Statement**

**Proposed 2 detached houses**

**Site to rear 46 – 56 South Drive**

**Bolton On Dearne**

**Rotherham**

**For**

**D. H. Armitage Transport Ltd.**

## **DESIGN**

### **OUTLINE OF THE SITE**

The site of approx 2000 sq. metres currently consists of the site which is partly fenced to the rear gardens of Numbers 46 – 56 South Drive and open to the country side looking back towards Wombwell and is devoid of any buildings and up till recently enjoyed an outline Planning consent for residential development, Being one detached Dormer bungalow. For many years has been vacant and has a notion non defined vehicular access to the rear of No 58

The site around the rear of an established housing area. But is included on the U.D.P. as Housing Policy . The properties in this area comprise a mix of semi detached Houses and the majority being Coal Board and Council properties, mostly now owner occupied These existing dwellings are of traditional construction with rendered walls and a mix of concrete profiled tiles. Many of the properties have hipped roofs to the opposite side of the road but the houses on this side are all gabled construction.

### **SITE DEVELOPMENT POTENTIAL**

The land as already mentioned could be developed in a few ways but, After discussion and advice from local estate agents it has been decided that the final solution of two medium sized detached with two garages and parking in front of the garages and a turning facility within the site utilizing the existing dropped crossing is the best option.

It has been marketed for sale with permission for one dwelling but appears to be a waste of a large site and not value for money in this situation.

### **USE**

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area. Therefore further uses have not been explored in this instance.

### **EFFECTS ON SURROUNDING PROPERTIES..**

There would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

**SCALE**

The design of the proposed houses is of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.

The material, shape and scale of windows and doors are of a scale that are in keeping with local properties.

**LANDSCAPING**

There is an amount of paved access/parking area to the front of the property and a ramp to the front door in accordance with the requirements of Part M of the Building Regulations, with a level access threshold to the door and wheelchair friendly cill. to be laid out on completion. The private amenity areas are to be laid out to lawn with a timber decked area to the patio doors.

**ACCESS**

The site will be accessed, both for vehicular and pedestrian by private drive at the front of the site between numbers 44 and 46 South Drive.

There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement is unaffected, and a turning facility will be provided for refuse vehicles and fire appliance.

Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. There are regular bus services to Barnsley and Rotherham accessed directly at the bus stops within 300 metres, on Dearne Road.. providing transport links with the major transport interchanges.

Local roads are in good repair and vehicular access to the site from main roads is very good.

Date.....

Signed.....

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