

**JRB DESIGNS
Ltd.
166 CHURCHFIELD
LANE,
DARTON,
BARNSELEY,
SOUTH
YORKSHIRE,
S75 5EA.**

Registration No.
3372719
TEL. 01226 383542
MOB. 07970541192
e-mail
john@jrbdesigns.co.uk

Design & access statement for proposed construction of a pair of two bedroom semi detached bungalows on land occupied by 13 Ridgeway Crescent Carlton.

1.0 Physical context

1.1 Surrounding:

The site is located on Ridgeway Crescent Carlton Barnsley & lies approx 3 miles North East of Barnsley town centre. The neighbourhood consists of residential properties being of prefabricated 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 & Royston.

1.2 Site:

The host property is a two bedroom detached bungalow with a large garden to the rear & front. It is proposed to demolish the existing bungalow which has no off road parking & replace it with a pair of semi detached dormer bungalows with off road parking to the front. The site lies in a Housing Policy Area.

There are no natural features such as trees & hedges on the site. There is a gentle gradient from the rear to the front of the site.

2.0 Social Context:

The property development is for the building of a pair of two bedroom semi detached bungalows. 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 none of the adjoining owners have been consulted.

6.0 Evaluation:

The adjoining owners have not been consulted about the development.

7.0 Design principles:

7.1 Use:

The proposed development is justified as it brings an existing site which falls well short of the governments targets for dwellings per hectare nearer to the target, 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 pair of semi detached bungalows. The access to the houses are through a new side doors & new rear doors. Off road parking is to be provided to the front of the properties. New White 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:

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.