

Design & Access Statement

Development of 4No. town houses on land at Midland Road, Royston, Barnsley, S71 4QN

12 Goldcrest Walk
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Existing Site:

The site was formally occupied by a public library, the library has since been demolished leaving the site vacant apart from palisade security fencing around the perimeter.

Proposal:

The proposal is to create 4No. town houses, each with off street parking to the front and ample garden space to the rear. The houses have accommodation over three floors although due to the ground levels only two stories will be visible from the front. The build will be sited to the east of the site allowing for the gable wall to act as a retaining wall. Access to the rear will be provided via the west boundary, bin access can also be used here from the rear gardens.

General Appearance

The design of the proposed houses has been designed to match with the surrounding properties as near as possible.

Materials

The walls will be of a red brick construction with an artificial slate roof. Heads will be provided to all windows were appropriate. Chimneys will also be incorporated in to the design although it's not proposed for the chimneys to be 'working'. Low-level boundary walls with railings on top will be provided to the front boundary with timber fencing to the rear.

Proposed Floor Space:

The total area of new floor space to be created is 408.12msq measured externally.

Parking:

Each dwelling will have it's own off street parking.

Drainage:

Both surface water and foul drainage will both connect to the existing system were appropriate.

Trees & Bushes:

No trees or bushes will be affected by the works: