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Design & access statement for proposed construction of a detached house with detached garage on the land adjacent to 26 Normandale Road Great Houghton.

1.0 Physical context

1.1 Surrounding:

The site is located on the side garden of 26 Normandale Road & lies approx 6 miles to the West of Barnsley town centre. The neighbourhood generally consists of residential properties mainly being semi detached houses and detached houses.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Barnsley & Doncaster.

1.2 Site:

The proposal is for a detached house which is to be built to the rear of a large plot. The site lies in a Housing Policy Area. There will be parking for several cars within the site to the front of the house and in the detached garage.

There are natural features such as trees within the site. The site has a steady gradient from the front to the rear. The site does not lie in a conservation area & is not a listed building.

2.0 Social Context:

The property development is for the building a detached house There is no potential overlooking or 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 PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

5.0 Involvement of community members:

The scheme has no implications for general community but the adjoining owners have been consulted.

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 makes better use of the site therefore maximising the properties potential for occupancy, whilst being sympathetic to 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 with detached garage. The access to the house is through a new front door & via a door to the rear. New 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. The site has a gentle gradient from the back to the front.

7.3 Scale:

The proposed development is to scale with the surrounding properties.

7.4 Landscaping:

No new landscaping will be provided to the front & side of the property. Planted borders will be provided to the edges of the site. The area to the front will be block paved to provide hard standing for parking. The garden to the rear and side is easily accessible for maintenance purposes.

7.5 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. External security lighting is proposed.

7.6 Access:

It is possible to achieve a disabled access to the property. Vehicular access is catered for using the new access drive way.