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Design & access statement for proposed re construction of a five bedroom detached house on the site of 12 Birkwood Road Royston Barnsley.

1.0 Physical context

1.1 Surrounding:

The site is located on Birkwood Road Royston & lies approx 4 mile North East of Barnsley 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 close to a bus stop route to Barnsley town centre.

1.2 Site:

The host property was a three bedroom detached bungalow t with a large garden to the front & rear. It is proposed to demolish the exiting building and garage. A new detached house will be built with access to the front from Birkwood Road. The site lies in a Housing Policy Area.

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

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.

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 makes better use of an existing site, 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 cream 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 properties.

7.3 Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

No new landscaping will be supplied to the property gardens & the existing hard standing to the front is to be replaced with permeable block paving.

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.