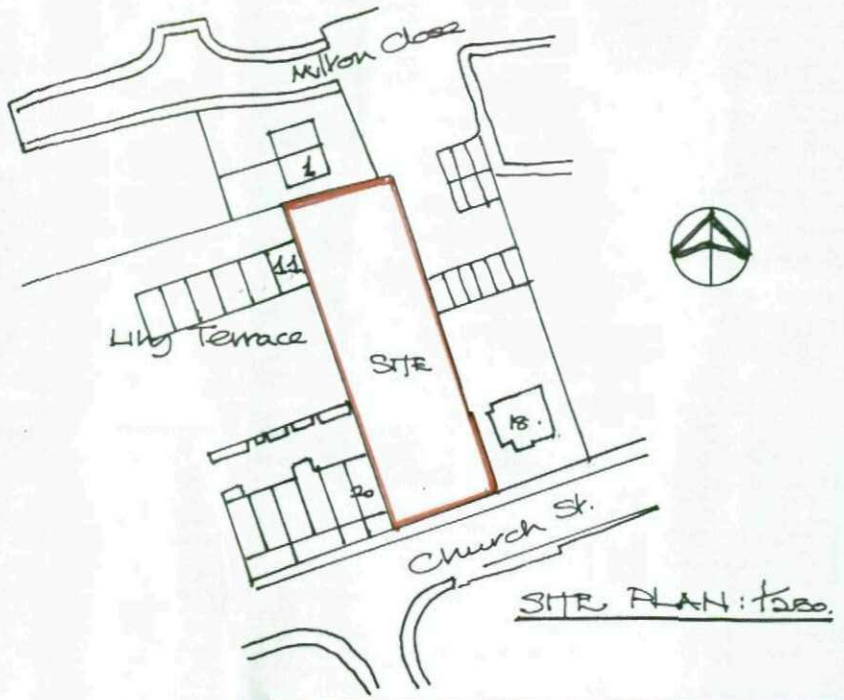
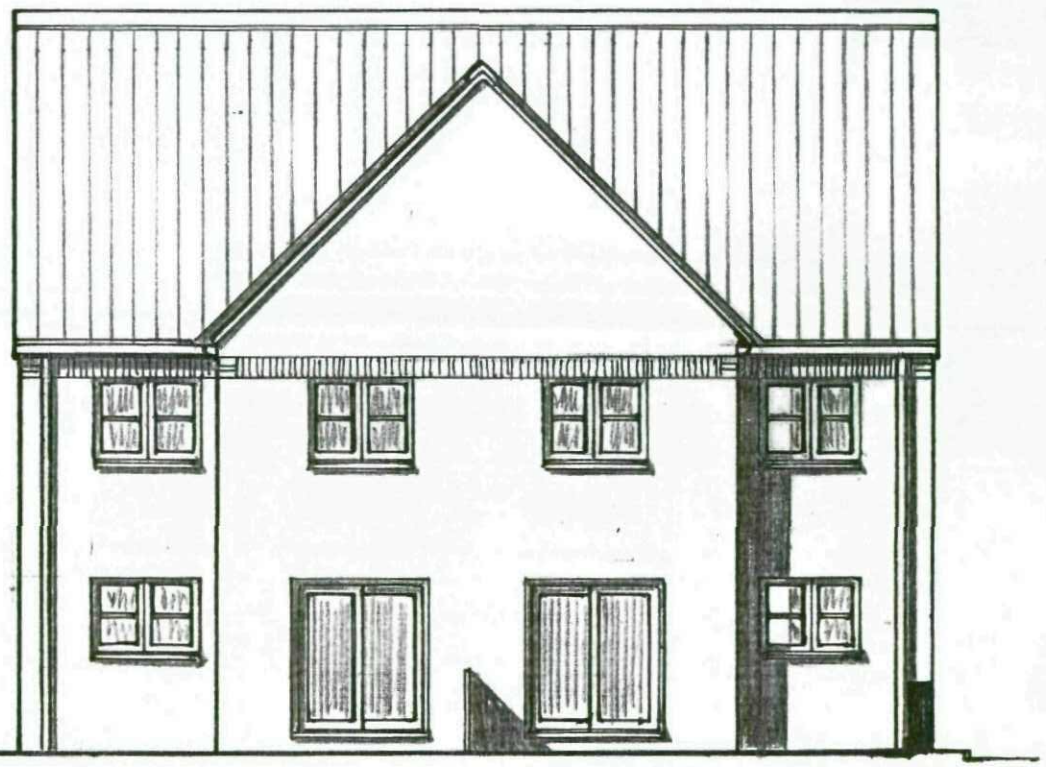


SITE PLAN: 1:500.



REAR ELEVATION, BLOCK 1.



FRONT ELEVATION, BLOCK 1.

RESIDENTIAL DEVELOPMENT ON LAND OFF CHURCH ST., JUMP.
ELEVATIONS (2) OF PLOT 1 + SITE PLAN.
SCALE: 1/100 + 1/1250. DRWG. NO.: SR/J/3.

Design and Access Statement in respect of reserved matters submission for the erection of 4 no. dwellings on land between Nos. 18 & 20, Church St., Jump, Nr. Barnsley; Outline Planning Approval ref. 2005/1709 , dated 21.11.5.

Background history: Once the site of former council offices, outline planning permission was granted, as detailed above, for the erection of 4 semi-detached dwellings. Since that time, the former offices have been demolished and matters relating to the surrounding dwellings, notably Nos. 20, Church St., & 11, Lily Terrace, together with the topographic features of the site, have been considered in more detail, with the proposals modified to take account of these constraints and influences.

Site features: Although initially considered a relatively flat site at the front boundary, following demolition of the buildings, it became apparent that the site rises to just above the centre line of the site's depth to give a rise of approximately 600mm. From the low level retaining wall, which crosses the site at this point, to the rear boundary of the site, there is a further rise of approximately 2.6 metres. An existing cross section through the site is shown on drawing no. SQ/J/1/A.

To the front of the site, the boundary wall, which was removed to allow for demolition and building works, will be rebuilt in coursed stonework to match both the front elevation of Block 1 and the boundary walls adjacent. The existing dropped crossing will be modified to serve the two front dwellings and another will be provided at the new access way, serving the rear Block 2.

To the eastern boundary, a large hole currently exists following demolition of the offices, but a new facing brick boundary wall is proposed both here and where there is currently a post and wire fence back to the rear boundary.

At the rear of the site, the north boundary is defined by a blockwork wall built on top of a stone wall, by the owner of No. 1, Milton Close as part of a car port enclosure. This will remain. This dwelling is elevated above the site as is the end terrace house on the adjacent western boundary, No. 11, Lily Terrace. On this boundary, a stone wall, built across the gable of No. 11, continues south to No. 20, Church St., and the front boundary. This will remain.

Neighbouring Properties / Evaluation: It was noted that two windows exist in the gable of No. 20, Church St., on the boundary line, that overlook the site. One is within the roof void and probably serves a bedroom, and the other is at ground floor level and probably serves an inner room, since, to the rear a single storey extension exists. If the approved outline scheme was to be implemented, these windows would have been lost. Following discussions with the owner of this property, the new rear access road to Block 2 is now to be formed adjacent to No. 20,with the new Block 1 being sited 5.1 metres distant and presenting essentially a blind gable, to the benefit of the neighbour. Similarly, at the rear of the site, No. 11, Lily Terrace, which has a blind gable at the site boundary and is elevated above the parking / turning area, will benefit from the use of a narrower shell size than was originally envisaged, similar to those recently built on a near-by scheme. With the revised shell size, it has been possible to include sub-ground floor garaging, due to site levels and provide extra on-site parking. Such a solution will have minimal impact on both No. 11, Lily Terrace and also No. 1, Milton Close, 12 metres away from Block 2 and presenting in effect a blind gable. Concerning No. 18, Church St., the gable wall facing on Block 2 will be a blind gable, presenting obscure glass set into fixed lights, serving only a stair well.

Surrounding uses / Policies: Residential use generally surrounds the site, with communal garaging provided beyond the north-eastern boundary. Since outline planning permission has already been granted, the proposed use of this site obviously complies with National, Regional and Local policies, all of which advocate the reuse of former developed land within sustainable locations, in preference to the use of Green Belt land. The adjacent properties at the rear of the site are both elevated and this has had a major impact on the design of Block 2, which has been retained in the original position, but modified to take account of the site slope and avoid an over-bearing effect on the new dwellings from the neighbouring properties and reduce unnecessary retaining walls adjacent to the site boundaries.

Social Context: It is considered that there will be a neutral impact by the proposed use upon the locality and local services.

Economic Context: It is considered that, although small in size, the proposed development will have a positive effect upon the economic context of the area, at this time of recession, through both the creation of jobs during the construction phase, and the support of local services upon completion.

Overshadowing / Overlooking: All windows in blind gables, serving merely stairwells will have obscure glass into fixed lights. Block 2 to the north faces only a blind gable to No. 1, Milton Close, and is 12 metres distant. On the south side facing windows are 21 metres distant from those of Block 1, which, on the other side, faces the highway, on Church St. As sited the new dwelling will not cause overshadowing of either existing or proposed dwellings.

Layout / Scale: The proposed formation of two pairs of semi-detached houses, about a central, un-adopted parking / turning area is basically as originally proposed, with modifications made in the interests of an adjacent neighbour and the occupants of Block 2. The parking provision has been improved without loss of personal amenity space and to the benefit of the central common area. The scale of Block 1 is two storey domestic with an additional study area provided within the roof void. Block 2 presents on one side a three storey house, but on the other only two storey, as outlined earlier, to avoid the over-bearing feeling from neighbouring properties and extensive excavation / civil engineering works near to neighbouring boundaries.

Parking: As shown on Drawing No. SQ/J/1/A, all dwellings will have an integral single garage & one external hardstanding. In addition three visitors parking spaces will be provided, one of which will be to disabled usage standards. No parking restrictions currently apply on Church Street.

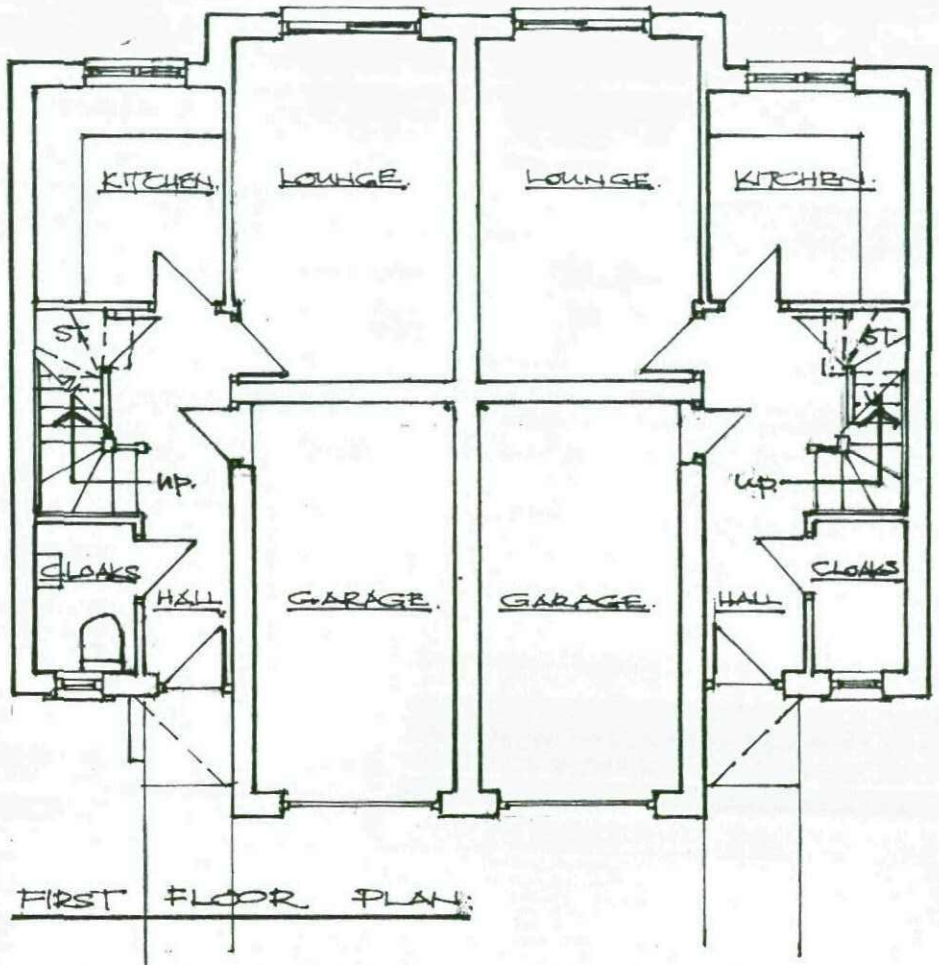
Access: Ramped approaches, with level landings top and bottom, to the main entrances will be provided to all dwellings. In addition, although the topography of the site about Block 2 prevents a ramp of 1 in 12 being provided to the rear gardens, a ramped approach to one side, with ambulant disabled friendly external steps to the other, will be provided. The access way from the highway to the rear area will be a minimum of 4.1 metres wide, with a 500mm margin both sides. The drive widths to Block 1 will be 2.75 metres wide. Gates will open in from the footpath as shown.

Landscaping: A limited public landscaping scheme will be provided, comprising of shrub and ornamental tree planting to the central area. In addition, enclosed private gardens to all dwellings will be provided, which appear comparable, if not higher than standards on near-by newly-built schemes.

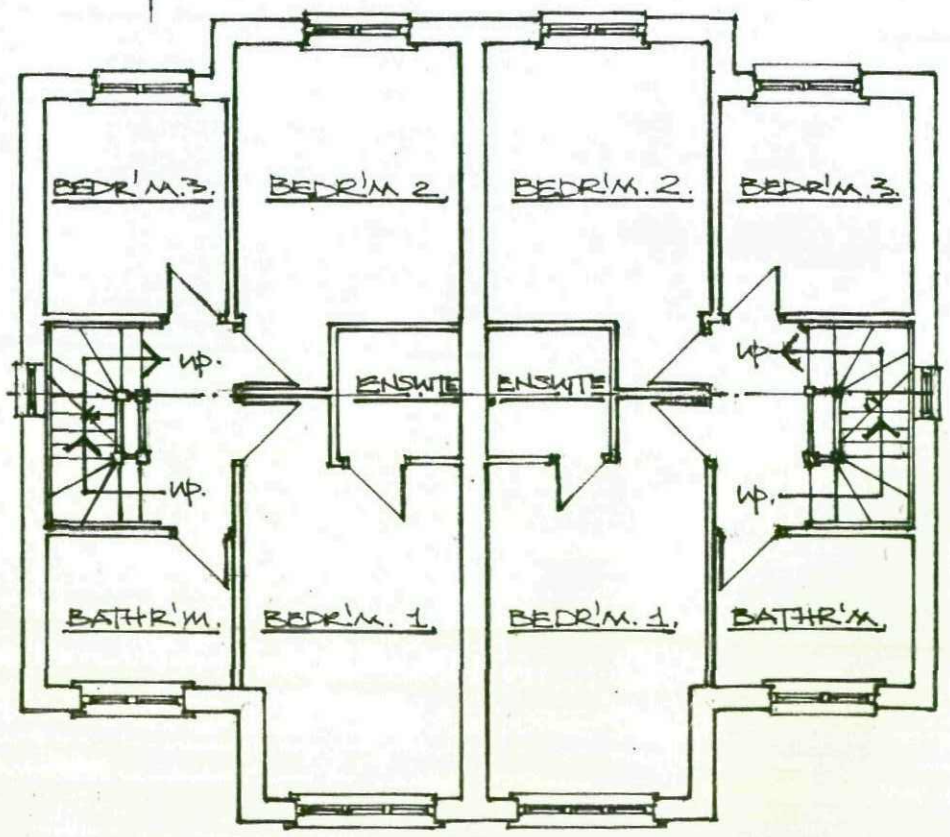
Materials: The surrounding properties display a variety of materials and final selection will be submitted for L/A approval prior to commencement on site. However, the front elevation to Block 1 will be coursed natural stone. Elsewhere it is envisaged that two contrasting facing bricks will be used in the main walls and complimentary boundaries.

Consultation: As outlined earlier, the owner of No. 20, Church St., has been consulted and the design modified to ensure adequate light to his existing gable windows is maintained. In the past, at outline submission stage, the consultation procedure was carried out by the LPA as part of the statutory notices, to all adjacent properties. It is, therefore, generally well known locally that permission has been granted for the erection of 4 dwellings on this site. Since the amount is the same as approved previously, i.e. two blocks of two semi-detached houses, and the distance of Block 1 from No. 20, Church St., and that of Block 2 from No. 11, Lily Terrace, is now greater than on the approved plans, it is considered that the applicants have met their responsibilities in respect of involving community members in the submitted scheme, as advice contained in Chart 4 of the Adopted Statement of Community Involvement.

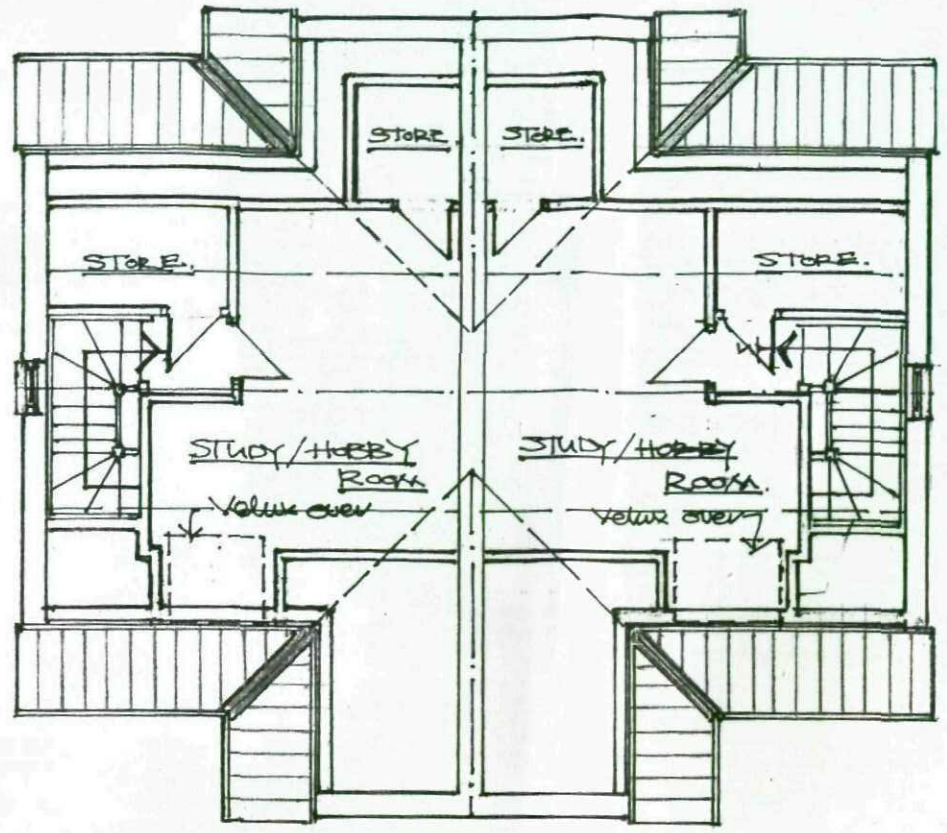
GROUND FLOOR PLAN:

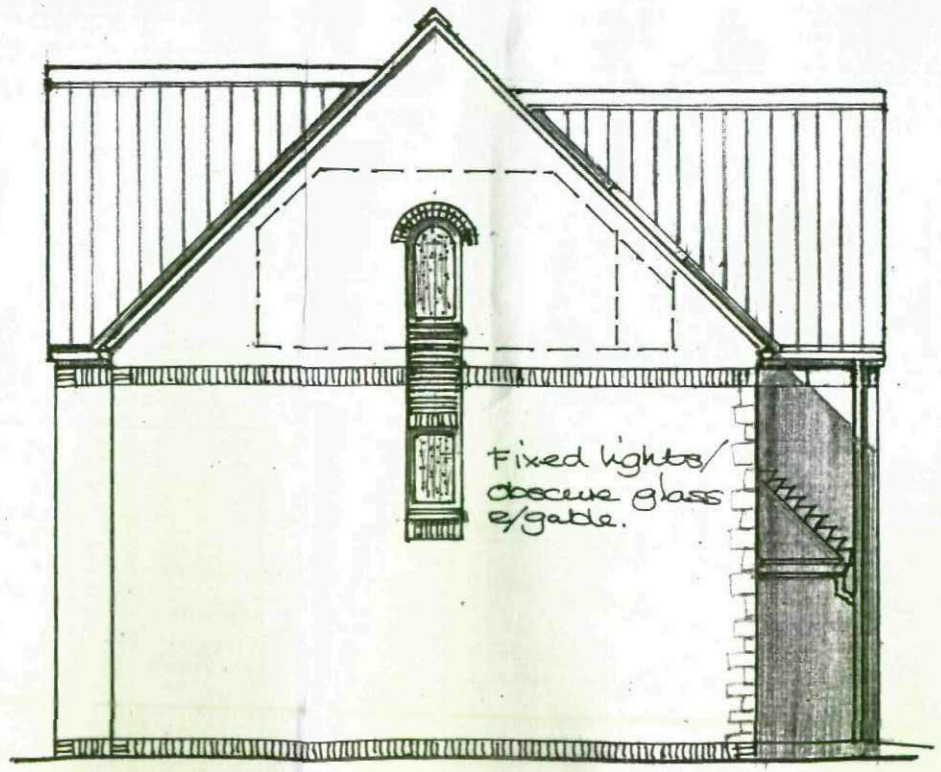


FIRST FLOOR PLAN:



ROOF PLAN:





SIDE ELEVATION. (opposite similar but handed)

RESIDENTIAL DEVELOPMENT ON LAND OFF CHURCH ST., JUMP.

PLANS / END ELEVATION, BLOCK 1.

SCALE: 1:100.

DRWG No: SG/J/2.