

DESIGN & ACCESS STATEMENT

**PROPOSED NEW DWELLING
LAND ADJACENT 159 BLYTHE STREET,
WOMBWELL, BARNSLEY, S73 8LH.**

CONTENTS

1.0 Assessment

1.1 Physical context

1.2 Social context

1.3 Economic context

1.4 Planning policy context

2.0 Involvement

3.0 Evaluation

4.0 Design

4.1 Description and use

4.2 Access

4.3 Appearance

4.4 Layout

4.5 Scale

4.6 Landscaping

5.0 Summary

1.0 Assessment

1.0 Physical context

The site comprises underused garden land with limited privacy/ security that is used for only storage/parking for the adjoining existing dwelling known as No. 159 Blythe Street, Wombwell. The developable land is approximately 5.25 metres wide and 22.7 metres long and amounts to 0.012Ha in area. The existing property adjoining is a traditional two storey dwelling constructed in natural stone under a “blue” slate roof and incorporates modern white PVC doors and windows and has previously been extended with a modern flat roofed addition and more recently it has had its loft converted.

1.2 Social context

The building proposed on the developable land should not have any significant effect on its environs and, as far as I am aware, there are no other particular aspirations for this site.

1.3 Economic context

It is not anticipated that the small scale redevelopment of this particular piece of land will have a significant impact on the local economic context, although, it is hoped that it will improve the general appearance of the area and its street scene which could positively impact upon the adjacent buildings and their values.

1.4 Planning policy context

The site, I believe, is located in a housing policy area covered by the present UDP policy WW2 which is itself in accordance with the general Housing Policy H7 covering the borough and therefore the proposals would appear entirely in keeping and consistent with these recommendations.

2.0 Involvement

I have previously, via a consultant, investigated the feasibility of my proposal with the area planning officer and although their initial comments were not entirely positive we have taken these on board and wherever possible tried to alleviate the concerns voiced in these pre-application enquiries.

3.0 Evaluation

Having assessed the proposed building's overall context it would appear entirely consistent with its surroundings and should allow this under-used land to be brought back into viable use to become a fully serviceable asset within the local residential area.

4.0 Design

4.1 Description and use

The existing land is used only for ancillary storage/ parking for the adjoining property No. 159 Blythe Street and because it has limited privacy and security is seen of limited use and amenity to this property and it is therefore argued that it would be much better re-used for the proposed new dwelling helping to close the gap in the streetscape to the neighbouring property to the south east and better integrate the existing properties with the predominantly small scale and often terraced properties along the majority of Blythe Street before the streetscene alters to the much newer detached dwellings recently built on the former John Street School site to the south/west.

4.2 Access

The proposed dwelling will re-use the existing vehicular/ pedestrian access from the dead end section of Blythe Street beyond its junction with John Street that will be adapted to suit the proposed 3.0m drive width. The drive will also be more than 5.0 metres long thus enabling adequate parking for a private motor vehicle.

4.3 Appearance

The overall aesthetic of the proposed property has been designed to be entirely in keeping and complimentary to the immediately adjoining property but has been made subservient to ensure that the existing dwellings remain a dominant feature on the overall streetscape. The proposed property has been designed as a traditional two storey cottage very much the vernacular for the majority of Blythe Street and will be built predominantly in natural materials to match those of the existing adjoining and neighbouring building including natural stone walling with lime mortar pointing with grit sand under a pitched roof finished in natural slate. The proposed fenestration will have a vertical emphasis and sash style windows again to maintain the local vernacular style.

4.4 Layout

The overall layout is of a traditional two storey cottage very much the local vernacular but with the advantage of frontage land for access and parking and “softening” with a small landscaped area with specimen tree that will have the added advantage of screening where the refuse bins will most likely be located outside the front door. The property will also benefit from a private rear garden of almost 10 metres deep overall.

4.5 Scale

The scale of the building is entirely in keeping with the local vernacular of two storey residential property that is predominant in this part of Wombwell.

4.6 Landscaping

The proposals incorporates a small landscaped area to the frontage for softening and a degree of screening and a predominantly lawned private rear garden. Within each area of landscaping a specimen tree has been indicated that will be of a native species suitable for their location and position to be agreed with the area conservation officer in due course.

5.0 Summary

It would appear that by re-using this under-used piece of land for residential purposes is entirely consistent with the aspirations for this part of Wombwell and by designing a property very much in the vernacular style it should integrate well and have very limited impact upon its surroundings.