March 2018

Design & Access Statement

Land Adjacent No1 Woodland View



1.1. The Site & Surrounding

The site is located on Knabbs Lane, the main road into Silkstone Common (accessed off Woodland View), it has good amenities such as local schools, church, bakery and public house and is in good communicating distance of Barnsley, Sheffield and Leeds, being 10 minutes from the M1 motorway; there are also bus services to the surrounding towns and villages.

The site is a corner plot currently part of the garden of the semi-detached bungalow No1 Woodland View although the site will have its own frontage onto Knabbs Lane. There is a gradual gradient from the north down to the south corner and a change in level to the western boundary down to the footpath with a small retaining wall. The garden is currently vastly oversized in relation to the small semi-detached bungalow and being a corner plot it offers an obvious opportunity for development.

To the north of the site and at a higher level is a detached bungalow, a high hedge, fence and trees screen this property at ground level and there are no first floor habitable room windows facing the site. To the east of the site are the semi-detached bungalows of No1&3 Woodland View, which face Woodland View to the south; garden space, privacy, amenity, overlooking and rights of light will have to be carefully considered to No1. To the south and west of the site is Woodland View a minor dead end road leading to a housing estate from Knabbs Lane, the main road into Silkstone Common and through to Dodworth and Barnsley.



Aerial View

1.2. Planning Policy & Consultation

The site is an infill plot on the edge of Silkstone Common, it is within the housing policy area and not within a conservation area.

Barnsley MBC is still looking to meet their housing quotas; although major developments are situated around Penistone, infill plots in the outlying villages such as this provide an opportunity to help meet this demand.

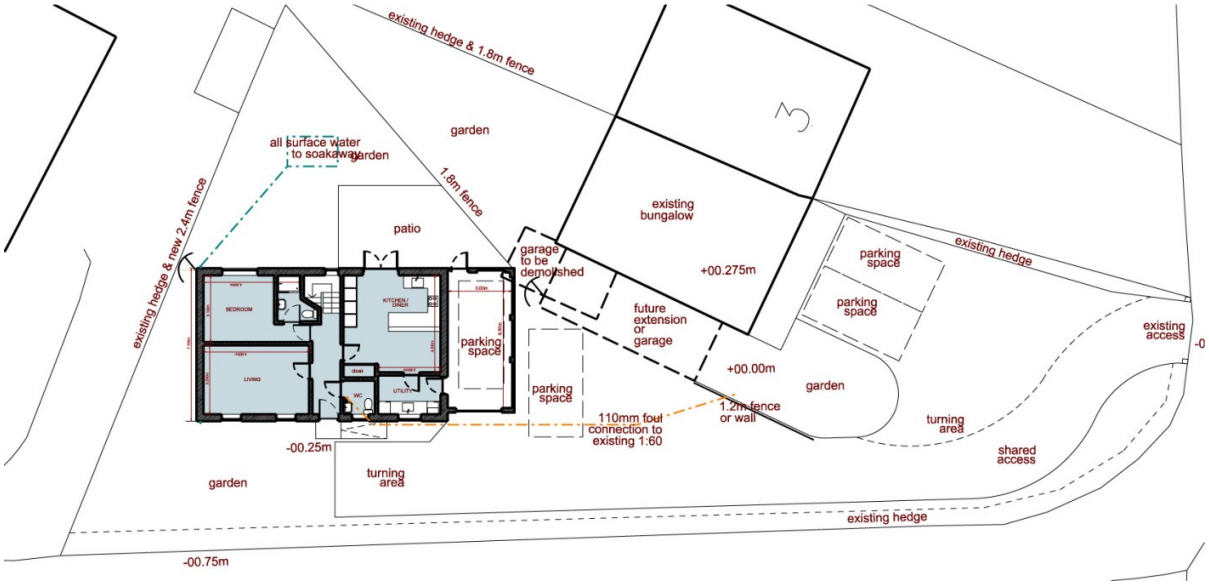
National and local planning policies apply; sustainable infill development is a requirement of both national and local policy.

The 'Barnsley supplementary planning document 'Designing New Housing Development' has been extensively consulted during the design process.

There have been no previous planning applications for the site.

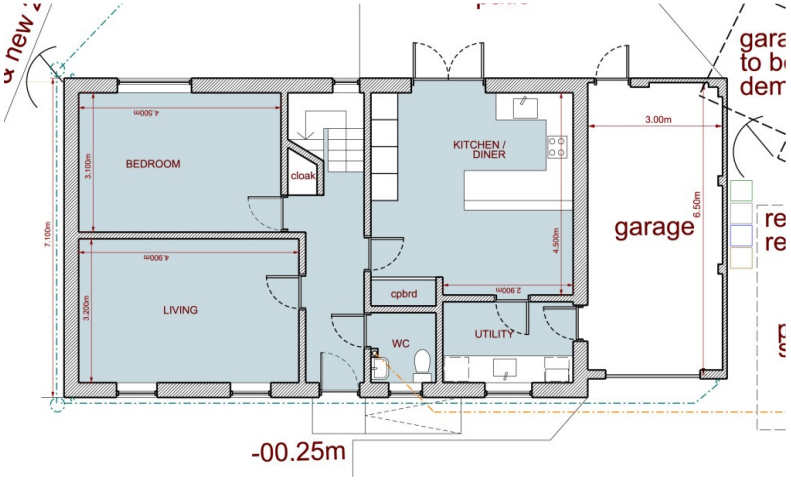
2.1. Access & Sustainability

The current highway access for No1 Woodland View will be utilised for the new property, although the access is near the junction of Knabbs Lane, this is a wide junction with good visibility and it is felt the minor increase in traffic flow is justified. The existing drive will become a shared access and it will split near the entrance to branch off around to the north west to give access to the proposal, the drive will also be extended along the eastern boundary to the front of No1.
A single attached garage meeting BMBC design guides on sizes will be provided alongside the proposal and a second parking space provided to the side of this, there will be on site turning as part of the proposal.
Although the garage to No1 will be demolished as part of the proposal, two new spaces will be provided to the front of the property this will incorporate an on-site turning area.
The on-site turning for the two properties should be seen as an improvement to highways safety as currently only a single track exists to serve No1 and so reversing onto Woodland View is currently required.
Emergency services can gain access to the property from Woodland View
Refuse & recycling area is provided to the side of the property for weekly roadside collection
The foul drain will be connected to that of No1 so forming a sewer from that point onwards.
Surface water will be dealt with on site with soakaways subject to percolation results.
The building will have a high level of insulation and look to reduce energy demand wherever possible.
As a current garden plot there is little opportunity for protected species and no roosting potential for bats.
The site is not within an area at risk of flooding according to the Environment Agency flood map.
No substantial trees will be affected by the works.

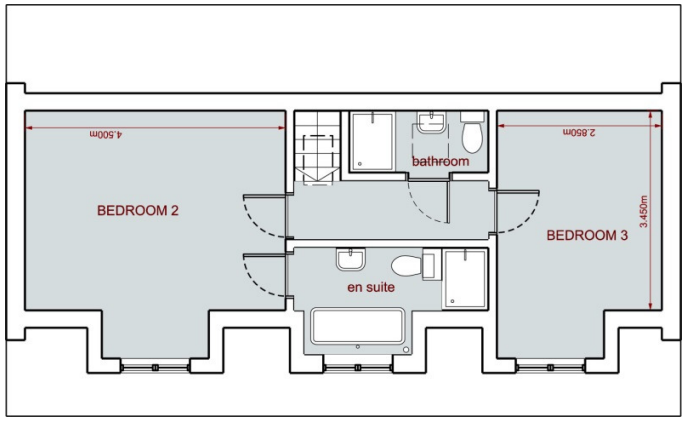


Site Plan

2.2. Use, Amount & Layout



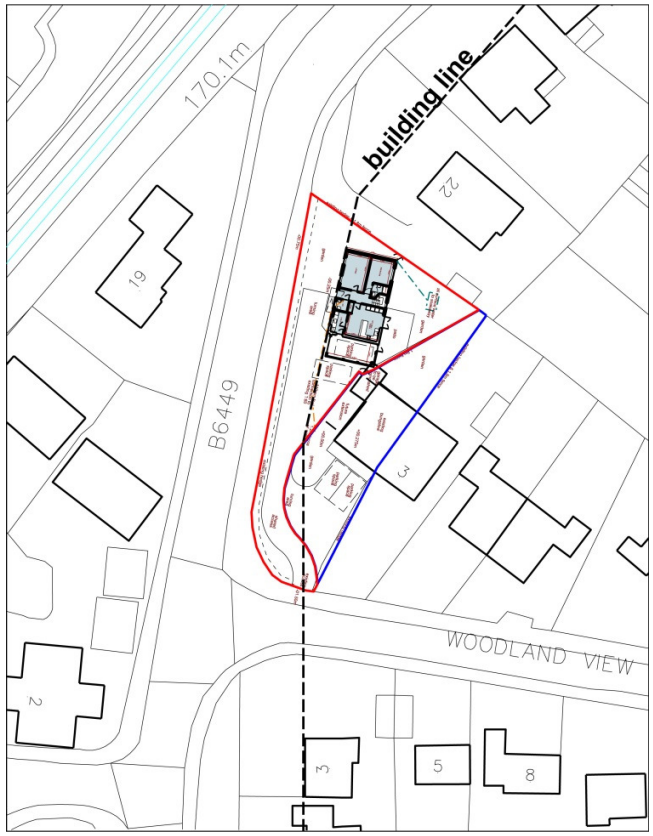
Ground Floor



First Floor

The proposal is to construct a three bedroom detached dormer dwelling of 110sqm internal floor area over two floors plus single attached garage.

BMBC planning guidance suggests 21m should be maintained between habitable room windows - the front elevation achieves over 21m to the property across the road (No19 Knabbs Lane); there are no first floor habitable room windows to the rear of the property, the ground floor rear habitable room windows are obscured from neighbouring gardens by a 1.8m & 2.4m timber fence & hedge; No1 Woodland view is at an oblique angle to the proposed and has no first floor windows and No22 Knabbs Lane has no first floor windows facing the proposal so the proposal creates no overlooking issues. There are no side facing windows to the proposal.

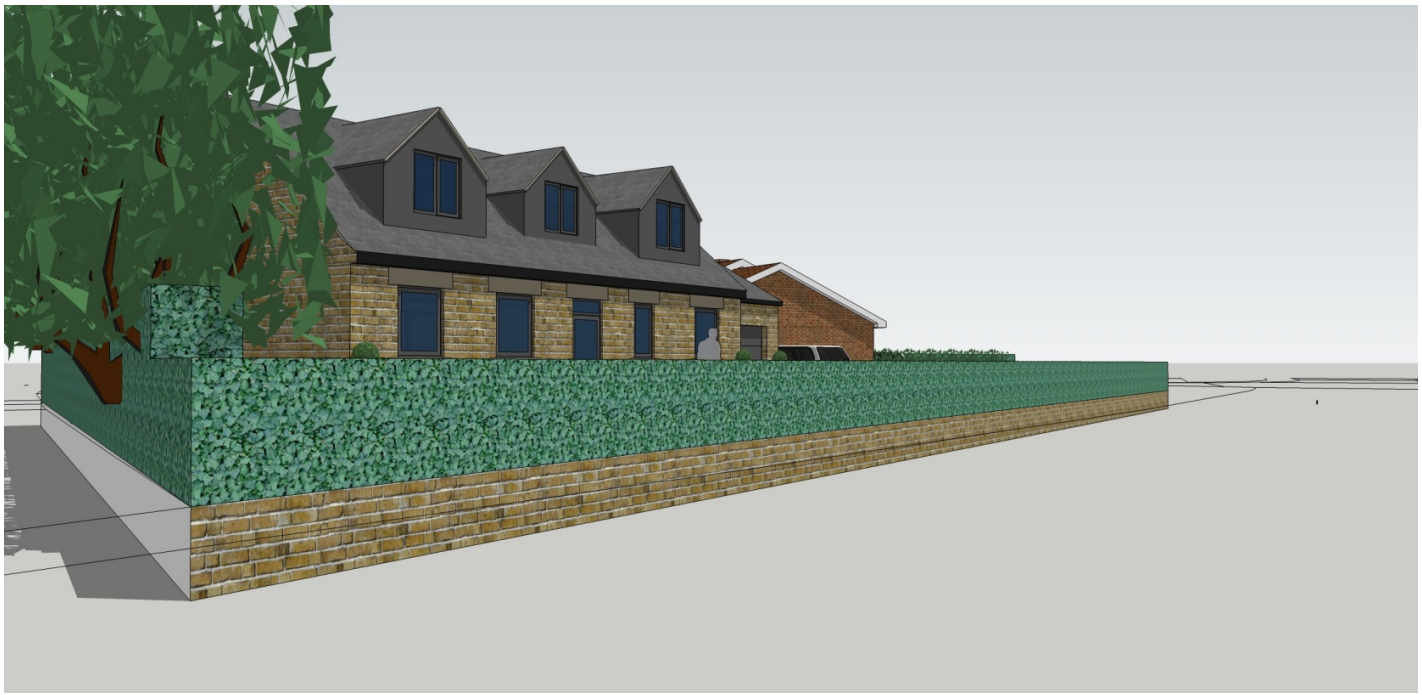


The Building Line

The proposal will maintain the building line along Knabbs Lane, No22 Knabbs Lane is an exception as it sits deeper in the site than the neighbouring properties to the north but if a line is drawn from No24 & 26 Knabbs Lane and across to No3 Woodland View, as can seen below, the building line is maintained.

The proposal will help to turn and define the corner as guidance suggests buildings on corner plots should and also reinforce the street scene.

2.3. Scale & Appearance



View from Knabbs Lane towards Woodland View

The proposal is of a scale in keeping with surrounding properties, No1 Woodland view is a bungalow and No22 Knabbs Lane is a bungalow with rooms in the roof space. Eaves and ridge levels are at a similar or lower level to the neighbouring properties.



Knabbs Lane



Black Horse Drive



Knabbs Lane



Recent development of dormered houses Cote Lane



Knabbs Lane

The property will be a traditional styled property with dormer windows to the front elevation, dormers and derivatives of the dormer are not uncommon to neighbouring buildings as can be seen above.



View from Knabbs Lane looking East

The building will be constructed of good quality artstone walls with cast stone headers and cills and a grey concrete tile or artificial slate roof, windows and doors will be a grey PVCu. fascias, soffits, gutters & pipes will be black PVCu. The dormer cheeks will be clad in a slate grey t&g PVCu board to blend with the slate roof.

It should be noted that although No1 Woodland View is predominantly brick, the front elevation is stone and there are a large number of stone built houses directly opposite the proposal on Knabbs Lane

The proposed dwelling will be constructed to a high quality and will be an asset to Silkstone Common and the surrounding area

4.1. Contact

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.





New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape




New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)




New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.