

Keresforth Road
Dodworth
Barnsley

Design Statement

CONTENTS

- 1 Introduction
- 2 Use
- 3 Amount
- 4 Layout
- 5 Scale
- 6 Appearance
- 7 Access

Design Statement

1 INTRODUCTION

The Applicant recognises the importance of good design whilst taking a sympathetic approach to the density of the scheme within its surrounding environment.

The Applicant feels that this development can make a positive contribution to the localised area enhancing the local environment.

The scheme will provide good sized family homes with a total of 6 new 3 bedroom 3 storey dwellings, all with private off road parking and front and rear private gardens.

Design Statement



2 SITE LOCATION

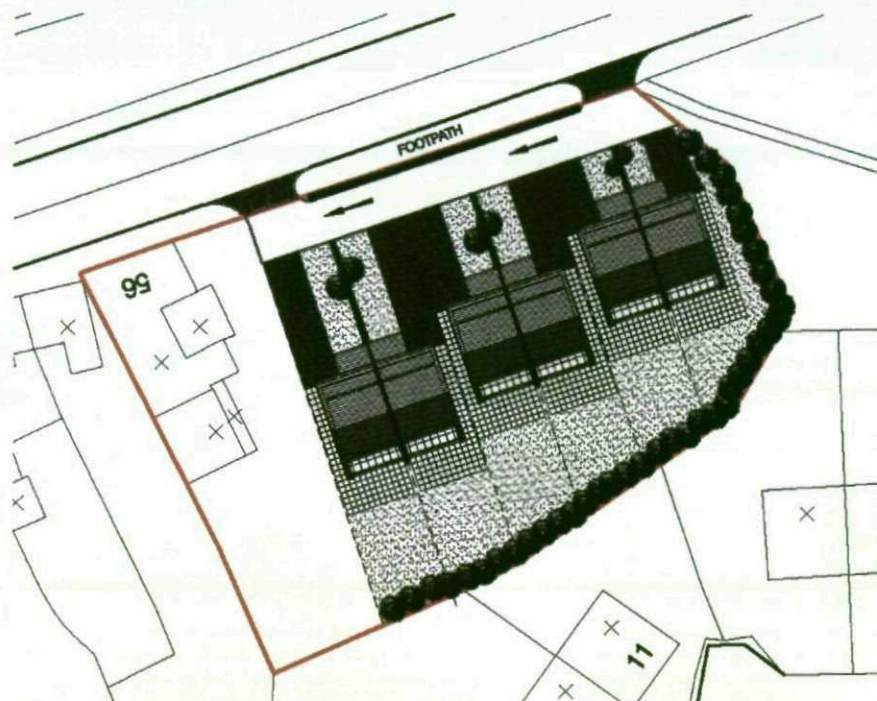
The site is situated off Keresforth Road, just outside the village centre of Dodworth opposite the Keresforth Primary school.

The site currently serves as an extremely large private garden to the side of no. 56 Keresforth Road, which is walled to all sides and has a large level difference with the road and the housing estate to the rear of the site. – the garden site being a great deal lower than its surroundings.

There are a few new properties on Keresforth road heading up towards the village, and a new development of 6 properties to the east at Wood End Court. There is also a recent care/nursing home facility to the east of the site facing Keresforth road.

Following initial correspondence with the local Planning Department it was advised that this particular area has been ear marked for residential development.

Design Statement



3 AMOUNT

Under initial conceptual design and with guidance from the appropriate Local Authorities it was decided that 6 (3 pairs) of semi detached properties would be the optimum number of dwelling to be built on this site, allowing for front and rear gardens of generous proportion by modern day standards and ample off-road parking to each property and so not as to over develop the site, based on the site area.

Design Statement

4 LAYOUT

The proposed properties have been arranged, with informal advice from the local authority planning office, and they have been positioned on the site so they do not cause any form of visual impediment to the existing properties in their locality, whilst maintaining a sense of privacy to each proposed property and its surroundings.

As the site has a natural slope to the Keresforth road frontage, the new dwellings in turn would follow this slope in terms of their relationship to each other. The site is also a good deal lower than Keresforth road and as a result of this the houses to the rear of the site would not be affected by the scheme due to their relative height to Keresforth Road.

The Scheme provides an access road which would operate as a one way street, allowing occupants to enter and leave the site in a forward gear and also the ability to maneuver safely without any effect to Keresforth Road.

The site also currently has an exposed land drain running though it's centre and lowest point. Following correspondence with the relative authorities it was advised that this drain could be culverted as it is both up and downstream from this point, and for considerable distance.

Design Statement

5 SCALE

During initial feasibility studies, and along with consultation from the Planning Authority, it was decided the properties on the site should be a 2½ storey 3 bedroom family homes. Although the frontal appearance would appear as a 3 storey town house the front windows to the top floor are actually false windows. As a result of this method the roof height can be kept to a minimum.



Design Statement

6 APPEARANCE

A sympathetic approach was taken during the design of the properties to ensure they will blend in with surrounding dwellings as regards materials, and architectural detailing such as eaves overhangs.

Keresforth Road offers a large variance in house types from Brick Terraced housing to stone built farm house-style properties, and as such, we tried to offer something that will blend in with them all.

The choice of materials was made to complement the surrounding area. The Bricks are Hanson, Hathaway – Brindled.

To break the constant of brick work there are areas of smooth cement render to be a natural stone colour.

The roof tiles selected are;

Marley – Modern interlocking concrete tiles – Smooth Grey.

All windows are to be aluminum framed double glazed units with a dark grey powder coated finish. All of the fascias boards are to be white uPVC. All rainwater goods are to be black uPVC.



7 ACCESS

Vehicular

There is currently access to the site from Keresforth Road to no. 56. The scheme is for a new access road to the dwellings, operating in a one way type system to avoid any form of maneuver being carried out on Keresforth Road. A separate entrance and access will heavily reduce the need for entering and exiting the site.

Fire appliances and refuse collection vehicles can access the site from Keresforth Road as they do for the other developments. There is no need to use the access road.

The development would be brick paved speed curbs to provide a change in highways between the site and Keresforth Road.

Inclusive Access

The Existing footpath to Keresforth Road would be retained for ingress and egress for the development, but with the benefit of a constant level access along the footpath.

Within the site there will be level access on hardstanding and to each dwelling for pedestrian traffic.