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THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH THE APPLICATION DRAWING.

Barnsley Metropolitan
Borough Council

19 SEP 2008

Corporate Mail Room

Design and Access Statement

Detached Dormer Bungalow
Rear of 19 Cross Street
Monk Bretton
Barnsley

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BARNSLEY CONNECTS
CIVIC HALL
RECEIVED
19 SEP 2008

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BARNSLEY CONNECTS
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DESIGN

OUTLINE OF THE SITE

The site of approx 200 sq. metres is currently part of the private rear garden of 19 Cross Street , Monk Bretton, surrounded by conifer hedging approximately 3.5 metres in height.

Access to the site is currently by way of private driveway at the front of the site, directly off Cross Street, serving the garage of No 19. Access is also available to the rear off Church Grove, as this is the head of a cul de sac would provide vehicular and pedestrian access to the site. The access lies at the end of and therefore there is no passing vehicular or pedestrian traffic. The site is level.

The site is bound on the north ,south and easterly sides with mature conifers and trees, which provides a private area and thus prevents overlooking into surrounding amenity spaces.. As the site is currently a garden of 19 Cross Street, the west boundary is not defined and is open. It is proposed to erect a 1.5m High Garden fence using concrete posts with gravel boards next to the ground and timber panels in between.

The southern boundary which fronts Church Grove will have its frontage screen planting taken down and replaced with a Preservative / stain Picket Style fence, one metre high.

SITE DEVELOPMENT POTENTIAL

The site lies within and established residential area with dwellings displaying many types and styles of architecture and materials. However the predominant materials are of facing brickwork. The dwellings off Church Grove are predominantly bungalows, and the rest of Cross Street are two storey conventional detached and semi- detached Houses.

It is felt that the site is best suited to a single dwelling, which will not compromise any amities of the existing house on the site or neighbouring dwellings. Also this would provide a housing need on an infill plot, which is becoming increasingly rare in the area.

The local authority SPG3 gives guidance on utilising the potential of such infill sites to meet the growing housing needs in such urban areas. This site falls into such a category and therefore provides such a need.

Not all sites such as this are eminently suitable for providing bungalow accommodation, as they tend to take up too much ground floor areas

It is proposed to build a dwelling that can accommodate modern family life, with low maintenance, low management and low emissions to meet with the future needs of the Barnsley Borough and government objective and priorities. It is now that we must look towards the next ten formative years in providing modern dwelling homes that are to meet such objectives to provide sustainable housing for our local family housing needs.

USE

The use of the site only justifies a domestic residential use. There is no local need or requirement for commercial use on this particular land. Indeed any commercial or mixed use would cause unacceptable annoyance. Due to the location and the overall characteristics of the site other uses have been negated.

AMOUNT

The proposal of this application has been design to provide a balance between development and amenity space to compliment that of existing dwellings in the surrounding locality. The amount of amenity space provided on the proposal exceeds that of local design criteria. It is considered that the density of the building on this application is not only in keeping with the physical characteristics of the site, but also that of the neighbourhood.

There would be no undue unacceptable affect on the amenity and enjoyment of neighbouring properties. There will be no affect to the neighbourhoods support services.

LAYOUT

To be respectful and to prevent loss of any amenities to adjoining properties, the design was ultimately considered that a modest scale detached bungalow.

The dwelling is sited and designed to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access to public and private areas externally and does not affect any access to adjacent properties, outside the applicants control.

The actual physical design of the dwelling has been specifically designed to meet, not only the needs of the applicant, but also designed in a sensitive manner to prevent any undue loss of amenity and enjoyment by neighbouring residents. Particularly there are no habitable windows to the elevations of the property, that overlook private area or into habitable areas of nearby dwellings. Aspects are generally to the south, looking along the length of Church Grove.
The existing hedge to the Eastern boundary will ensure that no shadowing can occur to the neighbouring property as any shadow would be cast on the hedge itself.
The design and access of the site provides a safe and secure environment for domestic dwellings.

The private spaces of the proposed dwelling will be secure and segregated between each dwelling. There is no proposal for communal or public space on the site.

SCALE

The design of the proposed dwelling is of a domestic scale and in keeping with sizes and proportions of properties in this area.

LANDSCAPING

There has been no specific additions to the landscaping of the site considered, other than minor boundary planting to the South. The proposal is for the garden area to remain generally as lawn with low level planting, dictated by personal taste of the occupant to compliment private designated areas such as patios. No filling or cutting of the site is intended.

APPEARANCE

The external walls shall be in facing brickwork. It is envisaged at this stage to propose an Ibstock Brunswick Yellow Multi, however this will be to final samples to be approved by the local authority, prior to commencement of any work. The roof shall be finished in Profiled concrete tiles subject to approval of samples to be provided.

ACCESS

There is little vehicular movement at the front of the site and vehicle and pedestrians do not pass the front of the site along the highway.
The site will be accessed, both for vehicular and pedestrian from a private drive at the front of the site, laid out in block paving. This hard surfacing laid out in block paving will be wheelchair friendly so as to afford access to the whole site and dwelling, and will provide private parking for at least one disabled driver.
There are no special requirements with regards to road layouts as existing vehicular and pedestrian movement is not detrimentally affected.
Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current Building Regulations legislation. There will be no access constraints to ground floor areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.
Public transport links in the area are good. Local bus services are good and frequent. The local bus service provides transport to both Barnsley town centre, and the recently completed transport Interchange linking the bus service to the national coach and railway network.
Local roads are in good repair and vehicular access to the site from main roads is very good. The immediate site area is generally flat with good pedestrian access on hard-surfaced pavements. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not compromised in this way

Date.....

Signed.....

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