

PROPOSED 3No. DETACHED LUXURY HOUSES on LAND off
PRIORY ROAD, BOLTON upon DEARNE, ROTHERHAM
DESIGN AND ACCESS STATEMENT

Existing Property

The application site is situated approximately 11 kilometres south-east of Barnsley town centre located in the village of Bolton upon Dearne, OS grid Reference SE 45434 02849 and totals some 0.15 Hectares in area.

The site is bounded to the north and east by mature housing on Chapel Street and Edna Street, to the west by new housing on Priory Road and to the south by a disused factory building also off Priory Road.

The proposed site is currently unoccupied and was previously used as a playing field. It is currently surrounded by a steel palisade fence.



Photograph 1 – Site looking east towards Edna Street

Additional Information

The land is designated as Housing Policy Area in the current adopted plan for the Barnsley UDP published December, 2000. The main shops and bus routes into Doncaster and Barnsley are only a short distance away from the dwelling.

Proposal

The proposal is for the construction of three individual luxury homes, two with integral garages. Two of the plots (Nos 2 and 3) will be occupied by three storey houses and the third will be a two storey character house. The steel palisade fence is to be removed and the western boundary with Nos 25 to 29 Priory Road will have a 1.000 metre high brick wall in Ibstock Bradgate Regal facing brickwork. The north, south and eastern boundaries, together with plot boundaries will have timber screen fencing totaling 2.100 metres high on concrete posts with 450mm high concrete kick panels at the base.

Access to the properties will be by a gated access off Priory Road to a block paved access road.

Design Considerations

The houses will be constructed in a traditional materials in keeping with adjacent properties using Sandtoft grey Balmoral Antique interlocking slate to roofs (or similar approved) and Ibstock Bradgate Regal facing brickwork (or similar approved).

The proposal will provide living accommodation for three families and will be designed to allow access for disabled persons to the ground floor areas. These houses will be luxury accommodation in an area which has a shortfall in the availability of such homes, and so will be of significant benefit to the type of housing stock available in the village.

Plot 1 nearest to the adjacent traditional properties will be a two storey structure which will lessen the impact of the new development. Plots 2 and 3 will be three stories in height, but are designed to ensure that the ridge levels are equal.

Parking and Access

Access will through an existing gated access off Priory Road which will be improved and made secure by the installation of a new timber security gate. This electrically operated gate will match that of the existing development at Nos 25 to 29 Priory Road. The access will be constructed to the specification required by the local Highway Authority who will supervise and approve the completed work in the public highway.



Photograph 2 – Site access from Priory Road

New paved areas are to be in permeable block paving consisting of a common use access road and driveways/parking areas to each plot. Plots Nos 1 and 2 will have integral double garages with additional parking space for two vehicles and three parking spaces to Plot 3.

The access road will not be put up for adoption by the as public highway by the local Highway Authority, but right of access to each dwelling on the development will be assured by legal easements written into the property conveyances.

Impact on Neighbouring Dwellings/Buildings

The works will have no detrimental impact on the adjacent premises as the development will be of high quality modern dwellings which will improve the appearance of the existing street scene.

One mature tree in the south-east corner of the site will be maintained and protected during construction works.

Flood Risk Assessment and drainage

The property does not lie within a designated flood risk zone and does not have a history of flooding; therefore a flood risk assessment is not required.

Surface water will be connected to soakaways located to the rear of each plot, with permeable paving to all new hard surfaced areas.

Foul flows will connect into the public sewer located on the western boundary of the site in land in the ownership of the applicant. It is intended that each plot will have its own separate foul connection to the public sewer to allow phasing of the works, in allowing each plot to be constructed as and when required.