

DESIGN AND ACCESS STATEMENT
PROPOSED DWELLING AT : COBCAR STREET, ELSECAR, BARNSELEY

PREPARED BY : JOHN KNOWLES – ARCHITECTURAL DESIGN
DEANCROFT.
CHESTNUT COURT.
THRYBERGH.
ROTHERHAM, S65.4RA.
TEL : 07966 394425

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared as required by the Town and Country Planning Act 1990 and the level of detail in this document is deemed appropriate to the scale of the application.
- 1.2 The Design and Access Statement relates to a full planning application for the construction of a Dormer Bungalow and attached Garage.
- 1.3 The purpose of this statement is to illustrate the processes which have been undertaken in the preparation of the application and is in accordance with the recommendations of the CABI guidance 'Design and Access Statements'.

2.0 SITE HISTORY

- 2.1 The application site is situated on existing land adjacent to an existing Club & Institute and an existing recently constructed Dormer Bungalow (No 16A Cobcar Street.)

3.0 DESIGN PRINCIPLES

- 3.1 The existing dwelling recently approved and constructed to the West of the application site is in an elevated position relative to the proposals, and the proposed site itself is elevated from the existing dwellings to the East.
- 3.2 The space about dwellings has been adhered to and the required distances from adjacent dwellings has been achieved and sufficient amenity space around the dwelling has also been achieved.
- 3.3 With regard to the 'overall' appearance of the proposals there are no defining features of the adjacent existing dwellings since, as can be seen from the Site Plan, these existing dwellings are all of differing footprints and arrangements. However, the overall concept of the proposals seeks to blend in with the existing units.
- 3.4 The materials used in constructing the proposed dwelling are aimed at 'blending' with the existing adjoining units, however it is proposed to use Blockwork and Render which is evident on some of the surrounding and adjoining properties
The Roof Tiles will match those of the adjacent units.
The Doors and Windows will be UPVC as are those of the adjacent units.

4.0 DRAINAGE

- 4.1 The proposed dwelling will have a Septic Tank arrangement for the purposes of Foul Water Drainage situated in the South-East corner of the site. Surface Water will be drained into approved Soakaways subject to a Percolation Test being carried out.

5.0 CONCLUSIONS

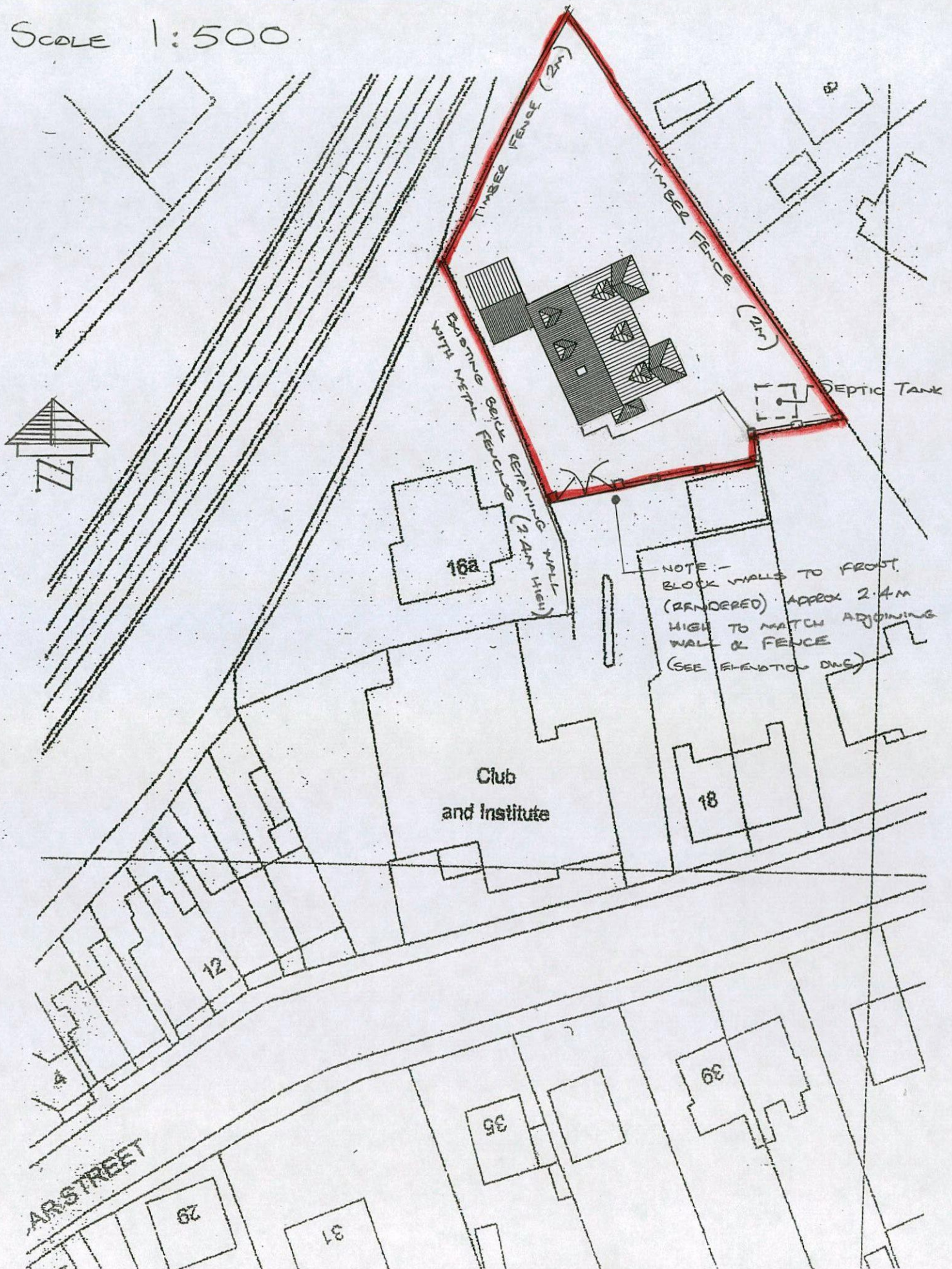
- 5.1 The proposals are concerned merely with the 'infill' of a single dwelling onto an existing site and given the recently approved construction of the dwelling at No 16A do not represent any significant change to the locality.

Furthermore, the elevated position of the proposals relative to the existing dwellings to the South-East should not prove to be an issue given the existing elevated position of No16A relative to the proposed site.

5.2 Access to the proposed dwelling would be from the established Access Road which affords adequate access and usage without any adverse effects.

5.3 Sufficient Amenity Space around the proposed dwelling has been achieved and therefore the size & mass of the proposed dwelling should not be an issue since it reflects the size & mass of the existing established units that are adjacent.

Scale 1:500



SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 438280, 400510



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