

RE: OUTLINE PLANNING APPLICATION WITH RESERVED MATTERS TO NO. 2 KIRKFIELD WAY ROYSTON

Design & Access Statement

This design & access statement is submitted in support of the proposed construction of a detached house in the grounds of 2 Kirkfield Way, Royston Barnsley.

1.0 Physical context

1.1 Surrounding:

The site is located on Kirkfield Way at the junction of Royston Lane/ Church Street & lies approximately 4 miles to the North of Barnsley town centre. The neighbourhood generally consists of residential properties mainly being of detached and semi detached houses. Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Barnsley & outlying areas.

1.2 Site:

The proposal is for a house which is to be built fairly centrally within a garden of no.2 Kirkfield way. It is to have a minimum of 1m perimeter path between the house and the boundary. It will be situated between no. 2 and number 4 and the frontage will be in line between the two existing houses. The site lies in a Housing Policy Area. There will be parking for 2+ cars within the site to the front of house with an integrated garage provided to the right hand side as viewed from the street. There are no natural features such as trees or hedges within the site that are required to be removed. The site is flat with no gradients. The site does not lie in a conservation area & is not a listed building.

2.0 Social Context:

The proposed development is for the building of a detached house. There is no potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance

including guidance note 3: housing. The detailed design of the house will take in to account planning policies of the Barnsley UDP including BE6 (design).

5.0 Involvement of community members:

The scheme has no implications for general community, however the adjoining residents will be consulted by the council during the outline application stage.

6.0 Evaluation:

It is considered that the proposed dwelling is in keeping with its local environment, and as such is the best possible use for the site. The adjoining owners have no immediate concerns about the proposed development.

7.0 Design principles:

7.1 Use:

As the proposed development is to be a 2 storey house, it is in keeping with the residential context of the area. The proposed development is justified particularly as it utilises an existing over-large garden space into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the surrounding area. The site is within the Housing Policy Area within the UDP, & is not in a conservation area.

7.2 Layout:

The house will be situated centrally within the site maintaining a minimum of 1m perimeter access to the sides. There is to be a lawned garden to the rear with partial block paved hard standing. The front of the property is to be block paved with a perimeter planting bed, the access will be taken from Kirkfield Way at the South of the plot, with the driveway running perpendicular to the road. The layout of the house has been orientated so the windows comply with the overlooking issues in SPG3. It will comply "Secure by Design" principles. The mail box will be to the side entrance & utilities located to the drive side of the property. The site is flat with no gradients. The access to the house is through a new side door & via a door to the rear.

7.3 Scale:

The proposed development is to scale with the surrounding properties. The total ground floor area including the garage is 64.5m².

7.4 Landscaping:

New landscaping will be provided with planting beds to front (framing the parking area) & lawned rear. Planted borders will be provided to the edges of the site. The area to the front will be block paved to provide hard standing for parking. The garden to the rear is easily accessible with a minimum of 1metre footpath for maintenance and access purposes.

7.5 Appearance:

The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments. Please refer to supporting documents drawings 08-62 01, 02, 03 & 04 for detailed plans. External security lighting is proposed. New hardwood effect windows are proposed throughout which are to be sympathetic with the surrounds.

7.6 Access:

Access will be taken from Kirkfield Way. It is possible to achieve a disabled access to the property and the ground floor is fully DDA compliant. Vehicular access is catered for by a new gate to the front of the dwelling. There are no safety concerns, and visibility splays can be achieved.