Design & Access Statement

Proposed Residential Development at Station Road, Royston, Barnsley

Prepared by
White Agus Partnership
Providence Villa
42 Sackville Street
Barnsley
S70 2DB

White Agus Partnership

Surveyors and Building Design Consultants

Site Address:

136a Station Road,
Royston,
Barnsley,
S71 4HN

Date:

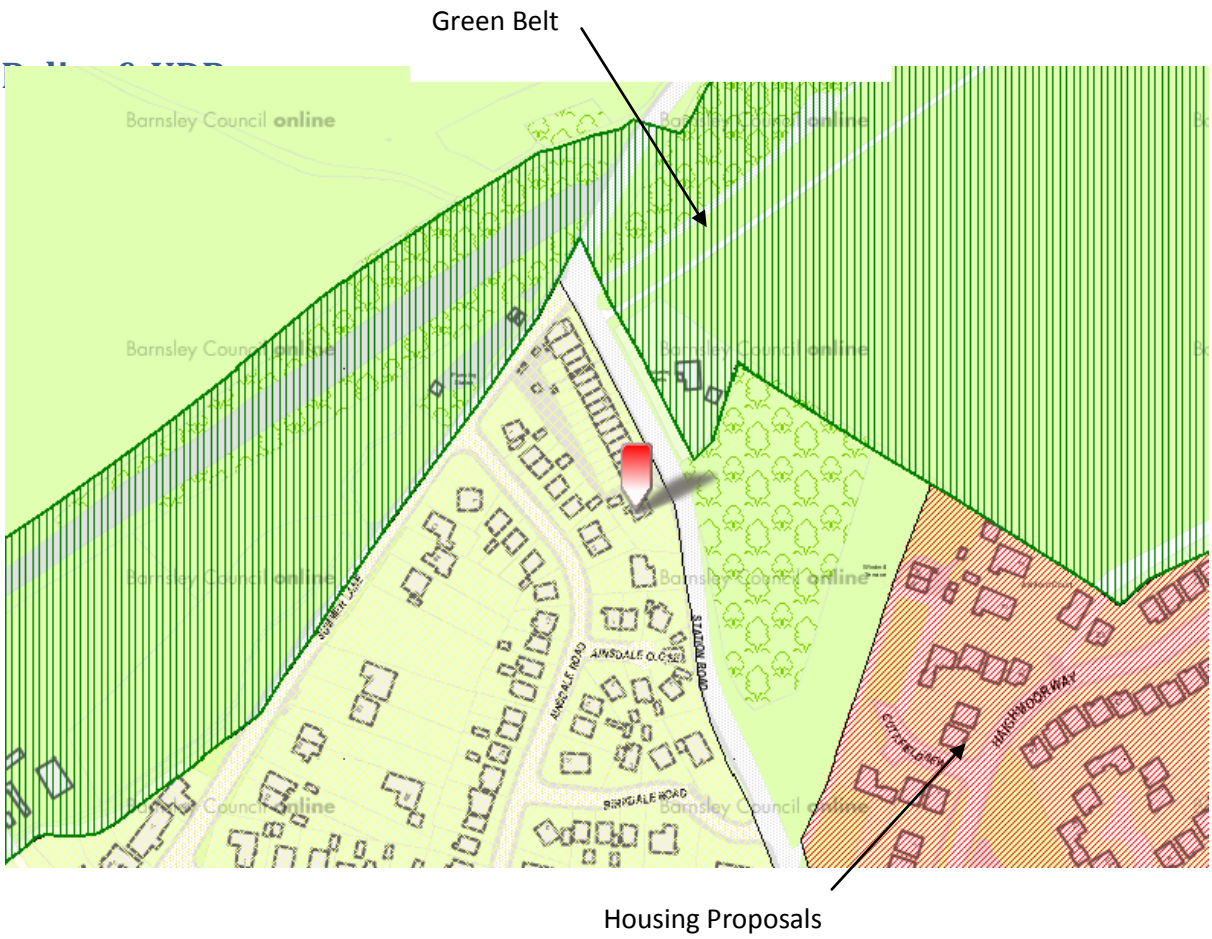
28th February 2012

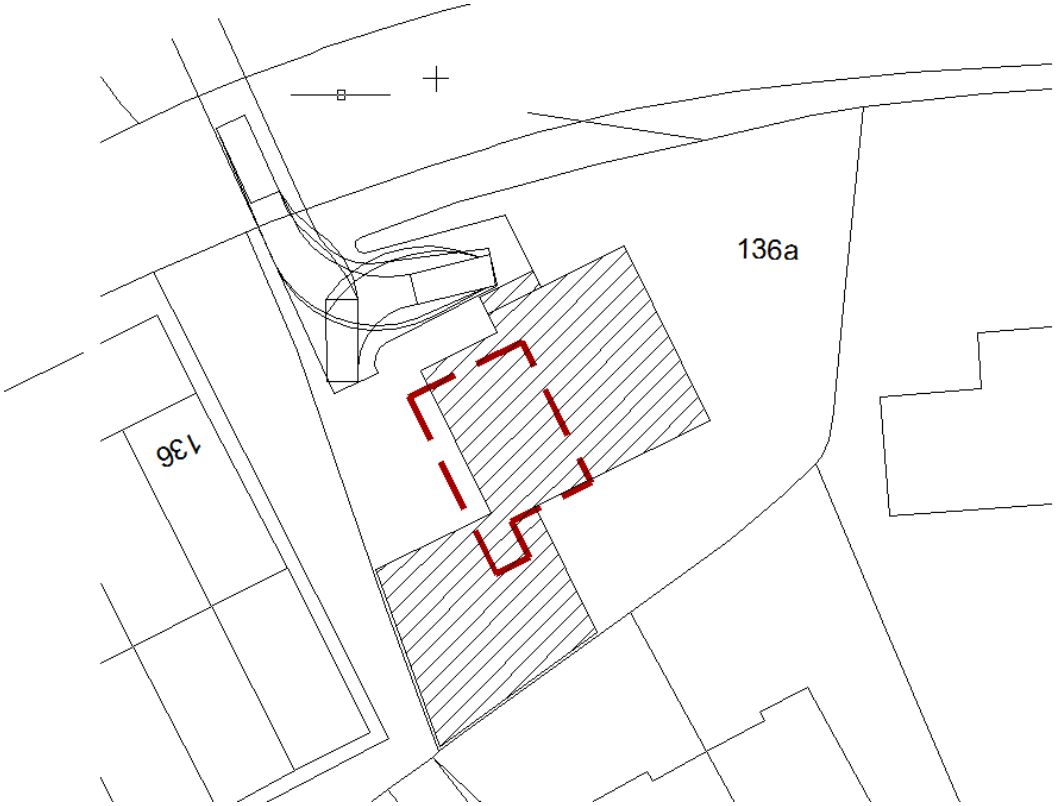
Contact Details:

	Aplicant Details		Agent Details
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Introduction

The proposals put forward are for the demolition of the existing dwelling, at 136A Station Road, Roystion, Barnsley and for the erection of a 2 ½ storey, 5no bedroom, detached dwelling with attached single storey garage.


Green Belt
Barnsley Council online
SOMER LANE
AINSDALE ROAD
AINSDALE CLOSE
STATION ROAD
BIRKDALE ROAD
HIGHMOOR WAY
Housing Proposals


136a
136

Site & Surrounding Area













View up Station Road



Existing Rear and Boundary



Access to the site



Existing Garden space and Boundary





Existing relationships between existing property and adjacent housing.





- Along Station Road there are a mixture of residential development types.
- To the east of the existing dwelling lies stone built terrace houses.
- To the south of the site are a pair of semi-detached dwellings. The distance between these houses and the proposed will remain the same as the existing.
- To the west of the site, and leading up station road, are a number of detached dwellings, with mixed character.
- To the east of the site is an area of green belt.

Social & Economical Characteristics

Social Context

- The surrounding area appears to be predominately family orientated

The introduction of a 5 bedroom detached dwelling to the area will have an insignifcant impact on Roystons wider infrastructure demands, nor will it make any noticeable impact to person numbers within the immediate areas.

Up until the date of this document, the site has not suffered any problems in regards to tipping, vandalesim or any activity which may cause negative effect.

Economic Context

The impact the scheme will have on the econonmy will be negligible. However, it will provide jobs to local tradesman.

Utilizing the size for private development will prevent misusage and stop the overgrowing plantation.

Amount

- The site is irregular in shape.
- 535m2 approx

The proposed properties are to conform with the up-to-date Building Regualtions and thus provide the benefits of improved acoustics, thermal and fire-resistance.

Scale

The proposed dwellings will be 2 1/2 storeys in height.

All habitable rooms have been designed in a manner that allows privacy from neigbouring properties, with non-habitable rooms, which will incoperate frosted glass, on the elevations which face adjacent properties.

Landscaping

Hardsurfacing to the site will be a mixture of traditional sett paving with macadam road surfacing.

A large majority of the trees will be kept.

Apperance

The proposed dwellings are set by no precendent within the local area, however it seemed more sensible to match the materials to the more desirable properties around and about.

The proposed dwellings will be built with facing brickork, with marley modern rood tiles.

Access

Access to the site will not change.