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Ash Barn
Finkle Street
Wortley
Sheffield
S35 7DH**

Design and Access Statement

**Proposed detached house
Site adjacent
187 Greenside
Mapplewell
Barnsley S75 6AZ**

For Mr and Mrs K. Mosley

DESIGN

OUTLINE OF THE SITE

The site of approximately 590sq. metres currently consists of overgrown parcel of land which currently still enjoys detailed planning permission for a bespoke stone fronted built split level property. It was designed for my clients who recently have suffered from several bouts of ill health and bereavements in the close family, which has made the commencement of the self build very difficult. It now seems appropriate to renew the permission and probably put the plot up for sale.

The site slopes moderately upwards away from Greenside and is accessed by private driveway to the higher end of the site frontage..

The site lies within an established housing area. The properties in this area comprise of an eclectic mix of cottages, semi detached and detached houses and bungalows. These existing dwellings are of traditional construction in either brick, stone or render with tiled roofs.

SITE DEVELOPMENT POTENTIAL

The land area is more than adequate to accommodate a sizeable detached family dwelling and is larger than many typical sites of this nature. The moderate slope of the site presents some issues, however they are only practical building issues and indeed the aspect will give an interesting landscaped site when developed.

Only residential development would be appropriate for this site and therefore other uses have been negated by this.

USE

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area. The current planning approval expires on the 10th November this year. Therefore further uses have not been explored in this instance. The approval Number being 2006 / 1412

EFFECTS ON SURROUNDING PROPERTIES.

There would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services. Other properties are not overlooked and views of neighbouring properties are not to be impeded.

All site distanced for overlooking and positioning in relation to other properties habitable rooms and private areas are not detrimentally affected by the siting and design.

SCALE

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

The material, shape and scale of windows and doors are of a scale that are in keeping with local properties.

LANDSCAPING

The existing garden areas are currently overgrown. It is intended that these areas are thinned and brought back into use as private separate areas of lawn for use by the proposed dwelling. This will give interesting amenity and seating areas. Planting is proposed across the site frontage to soften the area.

ACCESS

The site will be accessed, both for vehicular and pedestrian by the existing private access at the front of the site. Turning area will be provided within the site, as indicated on the site plan. A ramped access path to the front door is to be provided assisted by the split level design. With toilet provision on the entry level.

There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement is unaffected,.

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 living 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. There is a regular bus service accessed directly at the bus stop immediately in front of the site, providing transport links with the major transport interchanges in Barnsley and Wakefield. There is the Midland Mainline rail network accessed from nearby Barnsley railway station.

Local roads are in good repair and vehicular access to the site from main roads is good and established. There are several existing established bus services which can be accessed which serves Wakefield and Barnsley centres.

Date.....