

DESIGN & ACCESS STATEMENT

Darfield Working Mens Club, 1, Upperwood Rd. Darfield, Barnsley. S73 9QR

1. Introduction

1.1 This Design & Access Statement (DAS) accompanies an application for an Outline Planning Application with all matters reserved for dwelling houses to be built following the demolition of existing club. The DAS has been written to meet the requirements of article 4c of the Town & Country Planning (General Development Procedure) order 1995 (as amended).

1.2 As this is a proposal for a building consisting of dwelling houses, some aspects such as the social and economic context, are of limited applicability.

2. Design Principles & Concepts

2.1 Amount

2.1.1 The site has an area of 0.24 hectares. The width is 33.0m average and the length is 73.0m average. The site of the plot is adequate for approximately 12 dwellings. An 8.0m radius clearance has been provided around an electricity pylon which is present on the plot.

2.1.2 The materials and design of the buildings would be done so as to be in keeping with the surrounding properties, which are also mainly dwelling houses.

2.2 Layout

2.2.1 The frontages would be in line with, or set back from existing dwelling houses in the neighbouring area.

2.2.2 The design of the proposed houses to all floors will be such that privacy will not be lost from any of the neighbouring properties.

2.3 Scale

2.3.1 The existing brick building will be demolished, to allow for the proposed development

2.3.2 Although this is Application is for Outline Planning Permission with all matters reserved, it is envisaged the new dwelling houses will be 2 storeys high with additional rooms in the attic spaces.

2.4 Landscaping

2.3.1 There will be adequate amenity space for each dwelling to allow for front and rear gardens.

2.3.2 All garden areas will be private and so house owners will be responsible for maintaining and designing their own landscape.

2.5 Appearance

2.5.1 The roof and wall materials will be similar to that of neighbouring properties.

2.5.2 Windows and doors will be of white UPVC.

2.5.3 All other features will be the same or similar to neighbouring properties.

3. Access

3.1 Access to the transport network

3.1.1 The site is in the village of Darfield.

3.1.2 There is a bus route along Snape Hill Road with public transport to Barnsley town centre. The bus service gives access to employment and shopping facilities, as well as evening entertainment.

3.2 Car Provision

3.2.1 Car provision has been made to the rear of the dwelling houses, with the existing access to be retained from Upperwood Road.

3.2.2 The development site is level, so therefore no issues of gradients. A level access would be provided from the footpath from Snape Hill Road and Car parking areas to the entrance doors. This is suitable for use by prams and wheelchairs.