

DESIGN AND ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
27 BEN BANK ROAD
SILKSTONE COMMON
BARNSELY**

BUILDING DESIGN SERVICES

INTRODUCTION.

This is a Design and Access Statement in support of our Reserved Matters Application for residential development on land adjacent 27 Ben Bank Road Silkstone, Barnsley.

Approval is sought for design and external appearance, layout and scale.

THE SITE.

The site is located on the southern side of Ben Bank Road within an established residential community of Silkstone Common. The site is currently garden land to no 27 and is bounded to the south with a conifer hedge, to the west with a stone boundary wall and open to the east towards the existing dwelling. The front of the site has a substantial stone wall and two beech trees having a TPO. Care has been taken with the original Outline Application regarding the site entrance in particular the preservation and care of the existing trees. The site is surrounded by two storey dwellings in a mixture of materials but predominantly natural stone with a variety of roof coverings. The site is well served by public transport and is within walking distance of the rail network Silkstone Station.

PROPOSALS.

The proposals are in line with relevant policies contained in the current UDP in particular H8 and SPG3 infill development. The dwelling is two storey with attached double garage and will be constructed in coursed natural stone to the ground floor storey and sand/cement render with a paint finish to the upper floor, artstone heads and cills will be

incorporated to doors and windows with a string course at window head level. The roof will be covered with a plain brown concrete tile to match adjacent properties. Externally the new driveway will be constructed of open block paving to allow the free drainage of the ground. The existing properties adjacent the site are both two storey of traditional design and it is considered that the design of the proposed dwelling will compliment the streetscape.

ACCESS.

Access to the site will be from Ben Bank Road with adequate visibility and can be well served by refuse vehicles and fire fighting services. The site and access is not of a steep nature and will fall well into the requirements of disabled access.

ASSESSMENT.

With regard to the context of the site and its surroundings, development of this site will not be detrimental to adjacent properties and landscape features and will fulfil Local and National Policies.