Dzign House Architecture Limited.

Oakwell House, 643a Roundhay Road, Oakwood, Leeds, LS8 4BA
Registered Address: 165 Birkby Hall Road, Huddersfield, HD2 2BS
0113 240 0012 dan@dzign.house
Company No:09801350 VAT No: 294451286
our terms of engagement can be found at http://dzign.house/terms-of-engagement

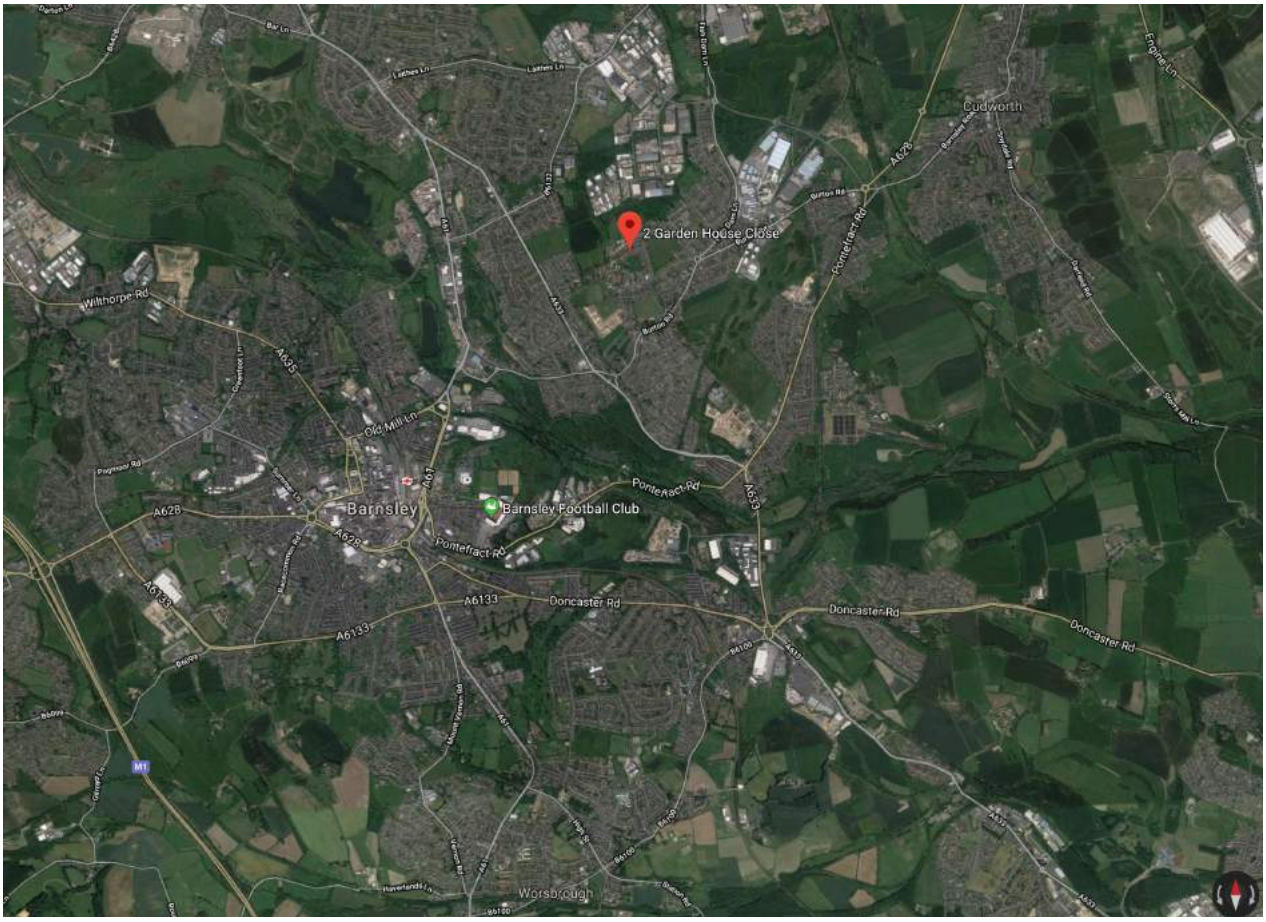
DESIGN & ACCESS STATEMENT FOR

NEW 3 BED DWELLING ADJACENT TO No2

GARDEN HOUSE CLOSE

MONK BRETTON

BARNSLEY



INTRODUCTION:

This Design & Access Statement has been prepared by Dzign House Architecture for and on behalf of Mr S Burke in support of the planning application for the construction of a new 3 Bed Dwelling in the grounds of No 2 Garden House Close, Monk Bretton.

This statement has been written in accordance with Government circular 01/206 section 3 Design and Access statement, enforced on the 10th August 2006 and has been prepared to demonstrate how physical characteristics of the scheme have been influenced through process of assessment, involvement, evaluation and design.
This statement will also address the following factors:

- Planning policy
- Evaluation
- Context
- Use & Amount
- Layout
- Scale
- Landscaping
- Appearance

Planning Policy:

This development will take into account the Central Government guidance and Local Government policies such as the NPPF

The site is set within a sub-urban/rural area, and the proposed scheme meets the requirements for a need for good quality housing within the locality, while taking full advantage of the land.

There are no listed building conditions on the development and the site does not fall in the vicinity of any local conservation areas.

Evaluation:

The site has been assessed for its physical, social and economic characteristics as well as local and national planning policy. We have taken into account the surroundings of the site and encompassed them within our design for the new property, providing a dwelling which fulfils a need for high quality accommodation in the area.

The Local community members have not yet been involved in the proposal but we have spoken to other relevant professionals with regard to the design and use of the site and have produced a scheme that we feel fulfils the requirements of the client and complies with local policy. We are however open to discussions with local community members and professionals alike if necessary.

The rear garden area and boundaries will remain relatively un-altered in design.

The scheme has taken cues from the surrounding area and neighbouring properties in terms of scale and content.

The majority of properties in the area are semi detached residences, we have taken this into consideration when producing this scheme and feel we have produced something that makes the best use of the site yet remains in keeping with other properties in the locality.

The design and proposed materials further reflect the design and materials of properties within the area.

The design and orientation and position of windows and doors has taken careful consideration of its setting and relationship to adjacent properties to avoid overlooking and best use of the garden space around the proposed dwelling.

Context:

The site is located at the junction of Garden House Close and Well Lane within an urban development of mixed type dwellings and sits in the garden of No 2 Garden House Close which has extensive gardens.

The site sits within a large residential area and is close to employment, services, school and shopping facilities with large open spaces nearby and is part of the larger conurbation of Barnsley to the immediate south and is well served by bus and roads routes.

Use, Layout & Amount:

The proposed development is for a single detached 3 Bed Dwelling sited in the extensive garden to the side of No 2 Garden House Close and a new access is proposed to provide off street parking for 2 No cars. The site is bounded by brick, timber and hedges to three sides and is well established. The proposal provides for garden areas to three sides and for a driveway to provide parking for 2 No cars to the fourth.

Careful design of the plan layout and setting of the proposal has been incorporated into the design to ensure that rooms and windows have been positioned so as to avoid overlooking of neighbouring properties.

Scale:

The plan form, area, height and aesthetics of the development are appropriate to its use as a dwelling, encompassing the needs of residential buildings in this area by keeping the development to a similar style and materials of the surrounding properties.

Landscaping:

The proposed dwelling sits in an existing garden and it is proposed to maintain the overall setting and retain all the existing boundaries as existing and to form a new timber fence between the existing dwelling and new. The new driveway is to be formed of permeable tarmacadam and new access gates formed in timber.

Appearance:

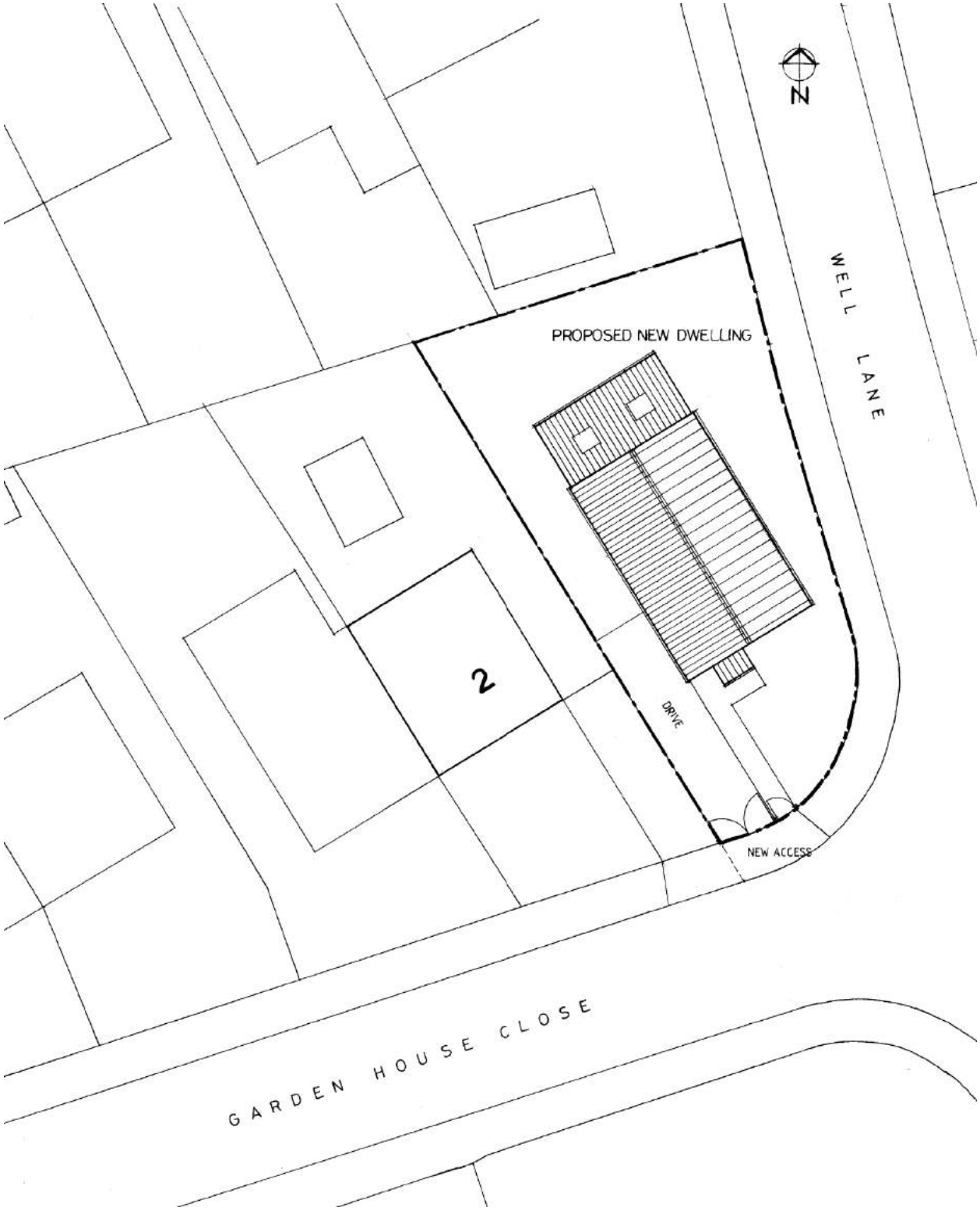
The proposed new dwelling is to be constructed of brick and tiling to match the adjacent and nearby properties. Windows and patio doors are proposed as Upvc and doors as composite. The roofing is to be concrete tiling.

With crime prevention in mind security lighting will also be provided in the garden areas and to illuminate the driveway/parking as vehicles and people approach.

Inclusive Access:

The site encompasses level or ramped access for all.

See Attached Plans and Photos:



Proposed Site Plan.



Existing View of Site From Garden House Close.



View of Proposed Site From Junction of Garden House Close & Well Lane



View of Site from Well Lane