

Design Statement

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Design Statement

1 INTRODUCTION

The Applicant recognises the importance of good design whilst taking a sympathetic approach to the density of the scheme within its surrounding environment.

The Applicant feels that this development can make a positive contribution to the localised area enhancing the local environment.

The scheme will provide good sized family homes with a total of 5 new 3 bedroom 2 storey dwellings, all with private off road parking detached garaging and front and rear private gardens.

Design Statement



2 SITE LOCATION

The site is situated off Woodhead Drive, close to the village centre of Blackerhill and was previously home to numerous garages owned by the Local Authority.

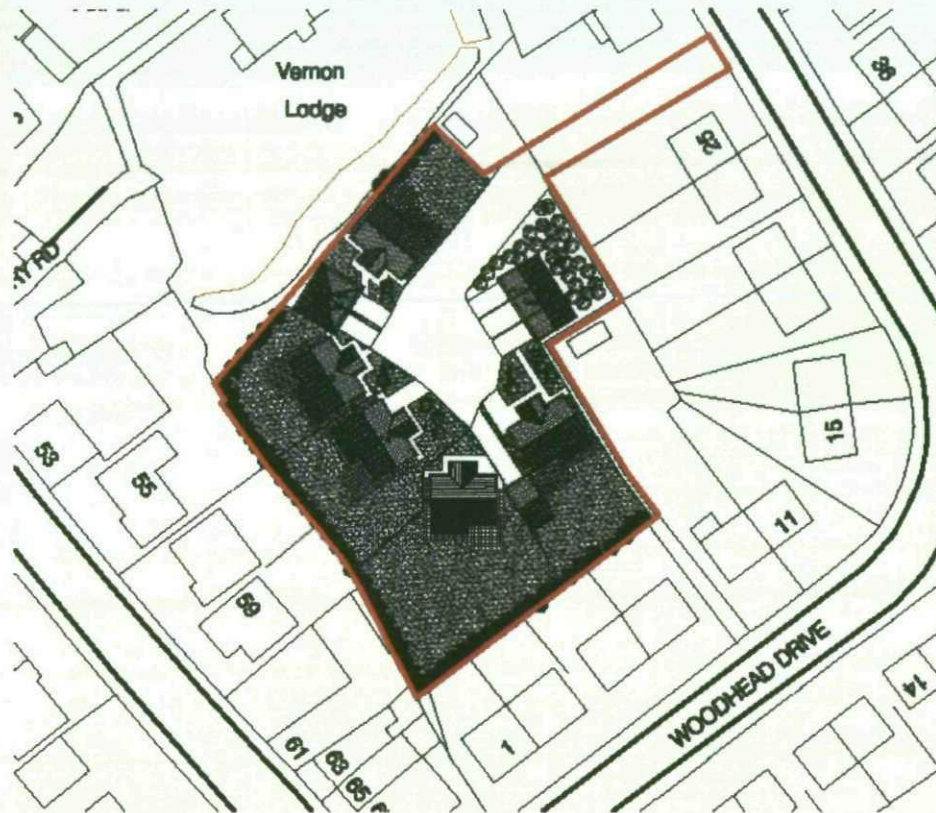
The site was cleared and is currently a vacant "brown field" plot of land.

There are a few new properties and small developments in close proximity to the site along Wentworth Road and on Worsborough Road which are located to the South West and South East of the site.

Following initial correspondence with the local Planning Department it was advised that this particular area has been earmarked for residential development.

Land off Woodhead Drive
Blackerhill
Barnsley

Design Statement

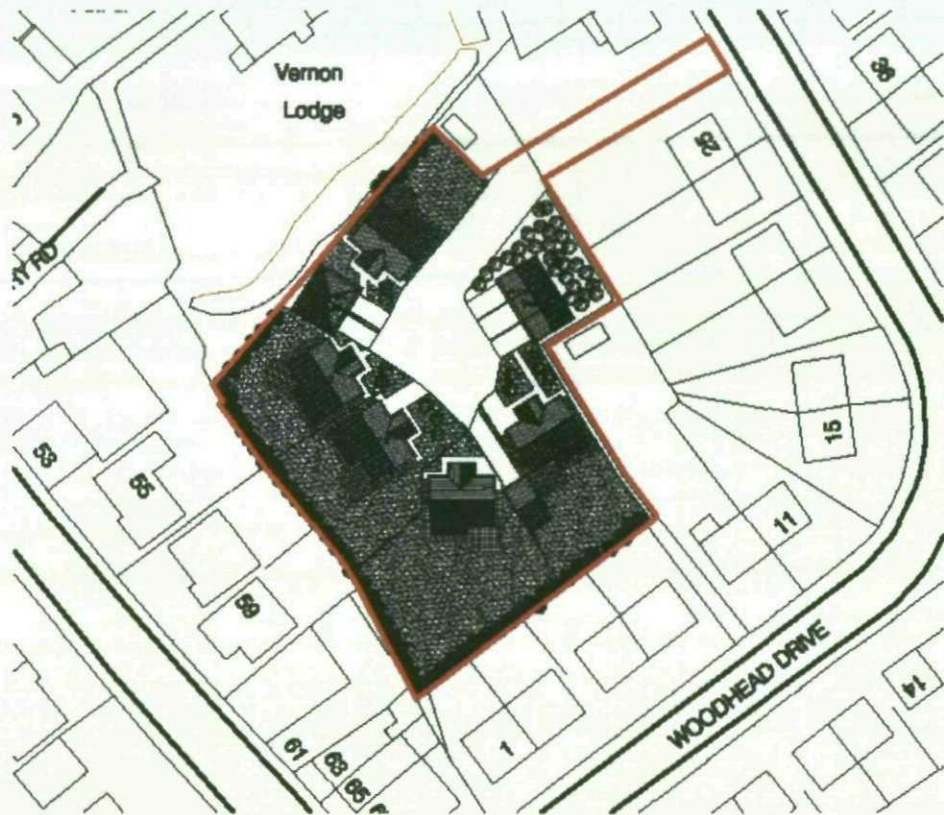


3 AMOUNT

Under initial conceptual design and with guidance from the appropriate Local Authorities it was decided that 5 detached properties would be the optimum number of dwellings to be built on this site, allowing for front and rear gardens of generous proportion and ample off-road parking to include a detached garage to each property and so not as to over develop the site, based on the site area.

Land off Woodhead Drive Blackerhill Barnsley

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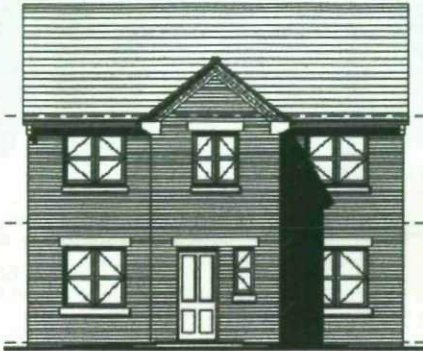
4 LAYOUT

The proposed properties have been arranged, with informal advice from the local authority planning office, and they have been positioned on the site so they do not cause any form of visual impediment to the existing properties in their locality, whilst maintaining a sense of privacy to each proposed property and its surroundings.

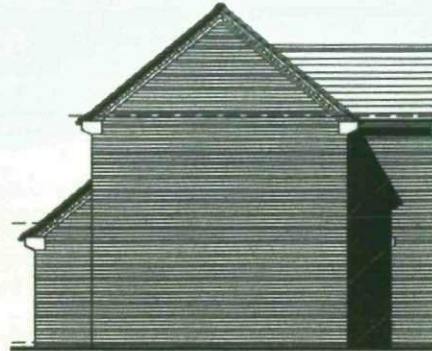
The site and the houses to Woodhead Drive are generally on the same level. The properties to Wentworth Road area considerably lower in level than the site giving more than adequate privacy to the existing and proposed houses.

The Scheme provides an access road which would be classed as a private access, with more than adequate maneuvering space for residents and visitors within the private cul-de-sac.

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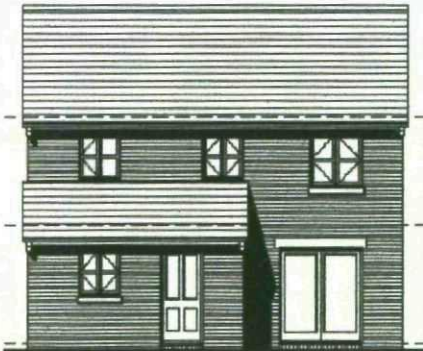


FRONT ELEVATION
(handed on plots 2 & 5)

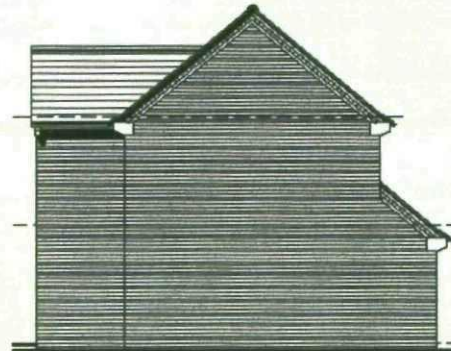


SIDE ELEVATION
(handed on plots 2 & 5)

During initial feasibility studies, and along with consultation from the Planning Authority, it was decided the properties on the site should be 2 storey 3 bedroom family homes. Although there are a few bungalows to the South Eastern boundary of the site, the majority of houses in the vicinity are 2 storey homes. Each property features a more than average size front and rear private garden, with an area of communal planting.



REAR ELEVATION
(handed on plots 2 & 5)



SIDE ELEVATION
(handed on plots 2 & 5)

Design Statement

6 APPEARANCE



A sympathetic approach was taken during the design of the properties to ensure they will blend in with surrounding dwellings as regards materials, and architectural detailing such as eaves overhangs.

The majority of the properties to Woodhead Drive are traditional red brick houses, with a number of new houses to Wentworth Road being stone finished buildings.

The choice of materials was made to complement the surrounding area and provide a suitable mid-way between the red brick and stone properties.

The Bricks are Caradale Traditional Brick – Royal Smooth.

There are feature smooth art stone cills and heads to the doors and windows.

The roof tiles selected are;

Marley – Modern interlocking concrete tiles – Smooth Grey.

All windows are to be uPVC framed double glazed units finished in cream.

All of the fascias boards are to be white uPVC.

All rainwater goods are to be black uPVC.

Design Statement

7 ACCESS

Vehicular

There is currently access to the site from Woodhead Drive via the private road. The scheme is for a new access road to serve the 5 proposed dwellings with turning space for residents and visitors within the proposed cul-de-sac.

The access road, cul-de-sac and private driveways would all be level due to the level nature of the site.

The private driveways of each property would be identified in herringbone block paving.

Inclusive Access

Pedestrian access would be granted via the access road and cul-de-sac. Within the site there will be level access on hard surfaces around the site and to each dwelling for pedestrian traffic.