Design and Access Statement

Proposed 6 Semi- detached houses a
And one detached house, all with integral garages

Site to North of :

15 and 20, Greenside
Shafton

Barnsley S72 8PL

For
Mr K. Naylor

DESIGN

OUTLINE OF THE SITE

The site of approx 1750 sq. metres currently consists of the parcel of land adjacent to the existing Semi-detached house on both sides of the Road. These houses have a staggered finish. ie. The East side of the road is more developed than the West side.

We feel that small semi detached houses and one detached with integral garages would be an ideal use of the site , Existing trees and hedges along both flank boundaries are intended to be kept, and new planting to the field boundary will enhance the openness of the greenbelt surroundings,

The site lies within an established housing area. The properties in this area comprise an eclectic mix of semi detached and detached Houses . These existing dwellings are of traditional construction in mainly brick with tiled roofs,
It is intended to use a local red multi facing brick on all of the properties and the proposed bricks could be from the range of the Carlton brick co., making them locally sourced. The lintol and cill details will be in a contrasting Buff facing brick, also from the Carlton range..

SITE DEVELOPMENT POTENTIAL

The land as already mentioned could be developed in several ways but the option chosen we think is the best one, being , three pairs of semi-detached houses and one detached house, with parking in front of the garages. The area of adoptable highway as shown on the site plan will be included in the final adoptable proposal of an informal accessway with a service margin around the perimeter utilizing the existing highway as the access.
Barnsley Metropolitan Borough Council have stipulated that the site must have a Planning application submitted within three years of the purchase date. This application will be within two months of the purchase date and so the stipulation is being complied with.

USE

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area, therefore further uses have not been explored in this instance.

EFFECTS ON SURROUNDING PROPERTIES.

There would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

SCALE

The design of the proposed houses 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

There will be an amount of paved access/parking area to the front of the property and a ramp to the front door in accordance with the requirements of Part M of the Building Regulations, with a level access threshold to the door and wheelchair friendly cill. to be laid out on completion. The private amenity areas are to be laid out to lawn with a timber decked area to the rear.
It is proposed that a Juliet type balcony rail would offer protected to the occupants across the patio door openings
The private amenity areas are within the recommendations in the design guides and will allow a fair piece of land for the residents to garden .

DRAINAGE

My client owns the field to the West of the site and Yorkshire Water have advised that the foul drainage should be taken down this field and connect to the gravity system prior to the Pumping station where it will join the rest of the Shafton area outfall which is then pumped up the hill to them go to the sewage works in Nearby Grimethorpe.

ACCESS

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 are regular bus services to Barnsley accessed directly at the local bus stops providing transport links with the major transport interchanges.
Local roads are in reasonable repair and vehicular access to the site from main roads is very good.

Date.....

Signed.....

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