DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT OFF ROEBUCK HILL, JUMP, BARNSLEY.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 871407

USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for residential development off Roebuck Hill in Barnsley.

The existing site currently forms large garden areas to "The Bungalow" Roebuck Hill, the site is surrounded on 3 sides by housing.

Existing access for emergency and service vehicles is via Roebuck Hill this situation will not alter as part of this application.

Sited next to existing residential housing and in an area which is a housing area would suggest that this site is suitable for a residential usage. With the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

The site lies within a long established area of housing.

Amount

The proposal is for 2 detached bungalow style properties with associated parking, turning and garden areas. As can be seen from the enclosed plans the units fit in well and do not over dominate there surroundings. The plots have ample garden/amenity space with new drives and parking spaces serving all dwellings. The amenity spaces created will be well maintained and landscaped and made safe with boundary fencing. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans, discussions have been had with the local authority planning dept. regarding the site layout and these discussions were of a positive nature. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed dwellings are split levelled due to slopes of existing ground. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

The scale of the buildings have been designed so as to not over dominate there surroundings to the detrement of the character of the area. Door accesses and widths will be level and suitable for disability.

Landscaping

Drive ways and parking spaces will have a self draining pavoir finish to limit the amount of surface water run off. Soft landscaping will comprise grassed and planted areas to the remainder of the site. Careful choice of shrub planting will ensure low maintenance gardens to avoid areas becoming overgrown and tatty.

Appearance

Situated in a popular residential area the new builds will take there inspiration from there surroundings, as there is a mixture of materials in the area it is proposed to match the existing adjacent units and use brick walls and concrete tiled roofs. All window and door frames will be upvc.

Access

This site will be accessed from the existing entrance onto Roebuck Hill, the access currently serves 2 dwellings and will serve 4 when complete. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.