

MR J JONES
179 KING STREET
HOYLAND
BARNSELY

**PLANNING
DESIGN AND
ACCESS STATEMENT**

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STATEMENT

INTRODUCTION

The site is located off the main arterial roadway known as King Street, Hoyland and is the subject of an outline planning application, to erect 2No detached dwellings within the curtilage of the existing site area. The application is being made by, the owner and applicant Mr J Jones.

THE SITE

The site covers an approximate area of 612 square metres. Within its curtilage stands a large stone built dwelling house, which is currently the family home of the applicant Mr Jones. Allied to the main dwelling a single row of brick built out buildings forms the West boundary. While a pre-fabricated concrete sectional garage has been sited on the East boundary. Fronting the site on the North boundary is a stonework wall, which abuts the public footway adjacent to King Street. The wall is pierced with one single major opening to allow pedestrian and motor vehicular access to and from the property. The proposal relates to the demolition of the main dwelling house, out buildings and the pre-fabricated garage, which currently occupy the site.

SOCIAL CONTEXT

The proposal does not change the usage of the existing land to which the application relates, nor does it cause any overlooking/overshadowing of the neighbouring dwellings. This conforms to the current guidelines of the Local Authorities planning policies allied to in – fill residential developments. In addition, there will be no impact on any local services. Consideration will be given to ensure that any windows within the envelope of the dwellings which, are close to any boundaries facing neighbouring properties will be fitted with opaque glazing and kept to an absolute minimum to satisfy the local authorities planning department.

SURROUNDINGS

The immediate surroundings to the sites location consists mainly of terrace properties with a build date of circa 1900. These properties are a mix of brickwork with stone facades, which displays a variety of roof coverings. To the sites East boundary a recently constructed apartment block has been erected. Whilst over the road and adjacent to the site a further development is currently taking place, this includes a mix of build types.

ECONOMIC CONTEXT

The development does not support any business activity and will be for residential use only.

PLANNING POLICIES

The design and development of the properties will be in keeping with the surrounding locality enabling the dwellings to harmonise with the immediate environment. The development itself complies with all the governing local authorities statutory criteria and policies allied to in fill residential developments.

INVOLVEMENT OF COMMUNITY MEMBERS

The proposal does not interfere with any neighbours or their properties which flank the site, to the West, East and South boundaries.

EVALUATION

All comments during the design process made by the local authorities planning and highway officers have been taken into account and implemented into the proposed scheme.

DESIGN OF THE SCHEME

The overall layout, combined with the chosen materials for the build, compliments the existing surrounding structures and maximises the use of the land to its full potential.

AMMOUNT

The proposal involves ^{SUB DIVISION, EXISTING, (SUB) ALLOW TO CREATE 2ND} the demolition of an existing detached building, which will make way for ~~2~~ ² No detached dwellings within the site curtilage.

LAYOUT

All site layout considerations have been taken into account i.e. relative locations, different uses, accessibility and travel distances combined with topographical and crime prevention measures.

SCALE

The application is for ^{50m} ~~1~~ No detached dwellings to maximise the potential of the site to be achieved.

LANDSCAPING

Individual owners of the new dwellings will be responsible for the upkeep and maintenance of the personal space allotted to each of the dwellings, In addition, the dwelling houses will be in full compliance with the disability regulations for access to dwellings and in particular part M of the building regulations (2000).

APPEARANCE

The proposed dwellings will be built of local sandstone on all elevations, with a natural sandstone roof or similar covering; samples of the construction materials are to be approved by the planning department of the local authority, before commencement of any works on site.

ACCESS

~~Two~~ ^{ONE} accesses will be formed along the North boundary of the site allowing for 1 No driveway of 3.000 metres in width, to serve dwelling 1. While the second opening of 4.500 metres will serve dwelling 2. Additionally, a 600mm maximum high boundary wall will be erected to each side of the new openings to enable highway safety to be achieved.

Drop down curbs are to be incorporated within the scheme, which will be installed to the current highway legislation and satisfaction of the governing local authority.

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