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28th May 2008

DESIGN & ACCESS STATEMENT
Proposed New Dwelling
Rear of 31 Sackup Lane, Darton, Barnsley



Photo 1 – General view of the site

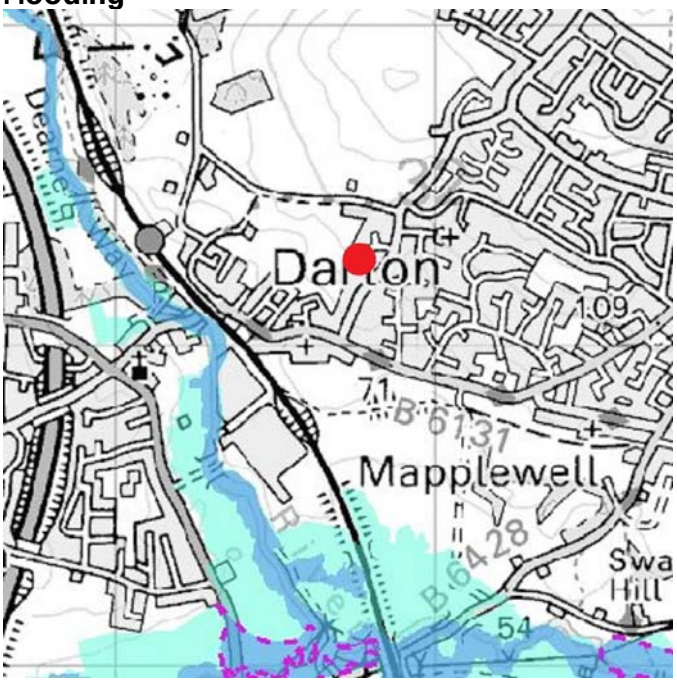
1.0 Assessment of Context

1.1 Surrounding: Mature Residential area
1.2 Uses: Residential
1.3 Buildings/ character: Building of mixed dates
1.4 Spaces: Buildings mainly detached
1.5 Access Routes: Access off Sackup Lane via existing drive
1.6 Access to local/transportation: Buses on Sackup Lane
1.7 Any special designation (Conservation Area): None

2.0 Site

2.1 Uses: Large garden to rear of dwellinghouse
2.2 Spaces within the site
2.3 Access Through the site: None
2.4 Natural Features (trees/hedges/ water features): Tree to be moved and incorporated in new landscaping scheme
2.5 Topography / gradients: The site is generally level
2.6 Any special designation?: None

3.0 Flooding



Map 1 - Extract from Environment Agency Map

3.1 The site does not have flood risk problems.

4.0 Social Context:

4.1 Any effect from the loss of existing building / use?: None
4.2 Any potential overlooking / overshadowing from the site?: None
4.3 Impact on any local services?: None

5.0 Economic Context

5.1 Any jobs created?: None
5.2 Any businesses supported?: None
5.3 Impact on any local services?: None

6.0 Planning Policies

6.1 The site previously has had two outline planning approvals, these are:-

- B89/0784/DT – 1989
- 2006/0807 – Approved 12 July 2006

7.0 Involvement of Community Members

7.1 Have neighbours been consulted and the responses included: The neighbours have been consulted by the planning authority on the previous two outline planning applications:-

- B89/0784/DT – 1989
- 2006/0807 – Approved 12 July 2006

8.0 Evaluation

8.1 Have comments been taken into consideration? Yes

9.0 Design of the scheme

9.1 Site and surroundings: The site has nothing overlooking to the rear and so conservatory placed on that side.

9.2 Land use policies: Residential designation

9.3 Justification for development (number of dwellings): Outline planning for one property only

9.4 The way this is distributed on site: Refer to drawing 01

9.5 How it relates to the surroundings: Refer to drawing 01

10.0 Layout

10.1 Relative locations of different uses: One use only

10.2 Accessibility and travel distance: Drive off Sackup Lane

10.3 Gradient and topography: Site generally level – no alterations to gradients of site.

10.4 Crime prevention measures: Will be incorporated into the design

11.0 Scale

11.1 Size of buildings in relation to surroundings: The chalet bungalow design keeps the roof level lower than the adjoining two storey dwellings.

12.0 Landscaping

12.1 Landscaping principles and details: Landscaping layout shown on drawing 01. The general principle is to have a small and easy to maintain garden and a large conservatory in which the occupants can sit out during there retirement.

12.2 Future maintenance information: Will be provided by the landscape gardener

13.0 Appearance

13.1 Architecture / style, design/detail: Refer to elevations

13.2 Materials / colour / texture: Facing brickwork in red brick

13.3 Any lighting proposed: Bulkhead lights over doorways. Lamp post over drive area.

14.0 Access

14.1 Level access to be provided to building regulation requirements.