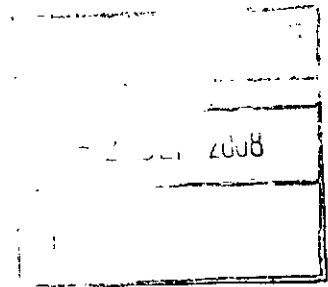


LAND AT 12 SOUTH STREET, DODWORTH, BARNSELEY.



DESIGN AND ACCESS STATEMENT

Introduction

This document is submitted to meet the requirements of Section 62 of the Town and Country Planning Act 1990, inserted by the Planning and Compulsory Purchase Act 2004 which came into force on 10 August 2006. It takes account of the advice set out in DCLG Circular 01/2006, "Guidance on Changes to the Development Control System". It has also taken account of the CABE publication, "Design and Access Statements – how to write, read and use them".

This Statement sets out the history of the development of the current proposals within the context of advice in 01/2006 and the CABE report. These documents have a common approach to the form and content of a design and access statement:

"A design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way" (S60, Circular 01/2006).

"The level of detail required in a design and access statement will depend on the scale and complexity of the application, and the length of the statement will vary accordingly. Statements must be proportionate to the complexity of the application, but need not be long" (S62, Circular 01/2006).

Within the Design Statement a number of issues need to be addressed, these being amount of development, layout of buildings, routes and spaces, scale of buildings, landscaping and appearance.

Existing Site

The Site is located in a principally residential area of Dodworth. There is no specific homogeneity of local building character in the immediate area, the area reflecting typical changes to architectural style dating from the late 19th century and early 21st century.

The Site is on the north side of South Street positioned between existing dwellings in a cul-de-sac head in a largely residential setting.

Access

Access to the Site is via a cul-de-sac head which is currently the access to the existing garage for 12 South Street. A new access and parking for 12 South Street is shown on Dwg no. 12/01 Site Layout.

Design Proposals and Planning Justification Statement

Design Proposals

The application relates to a previous application that was granted permission in 1992, application no. B/92/0628/DO. Erection of detached house, 12 south street, Dodworth.

In terms of the policies relevant to the application they have been discussed and considered in relation to this application the design has been formulated by liaising closely with a team of professional consultants including designers and surveyors, This has ensured that the development is compliant with the Secretary of State's Policies and more particularly those in PPS1 Delivering Sustainable Development 2005 ("PPS1"), PPS3 Housing 2006 ("PSS3"), PPG13 Transport 2001 ("PPG13").

Design of the Development

The application seeks approval for a modest 4 bedroom detached dwelling.

To inform and assist the design approach for this Development an analysis of the area has been undertaken which was facilitated by a detailed Site visit and photographic survey, see Appendix A. This concluded that the existing site, currently used as a residential garden is detracted rather than contributed to the aesthetic and visual qualities of the area. It is considered that the negative factors of the Site include:

- 1 very poor bland elevation of existing garage
- 2 Poor fencing in need of repair
- 3 A number of different accesses (2 No.) to the Site can be found which might engender crime and unsocial behaviour by lack of surveillance.

Wider inspection of properties in the area, Appendix B shows a multiplicity of house styles within the area. However particular points of interest in house styles have been reflected within the design.

As a consequence of this analysis it is believed that there are good opportunities to significantly enhance the quality of the local environment in the public interests. The Site provides an opportunity to make better use of the Site for residential purposes whilst retaining an improved design scale for materials and siting relationship with the adjoining residential properties in South Street.

Dwg no. 12/02 Floor Plans and Elevations show the detailed floor plans of the proposed dwelling, The ground floor comprises of a integral garage, kitchen/dining area with windows policing both the front and rear of the dwelling, a wc to comply with Part M of current building regulation (existing houses to south street do not comply due to the age of the dwellings). To the first floor a lounge again polices both the front and rear of the property, two bedroom and a house bathroom. The second floor incorporates the roof space, to create two further bedrooms, one with en-suite and a shower room, velux's to the rear of the dwelling light the bedrooms and a small velux and window to the front elevation add interest and character to the front elevation.

The materials to be used include facing brickwork with brick heads and cills together with

concrete interlocking roman ridge roof tiles. Simple eaves and verge detailing are employed as part of the design.

Garden areas will be lawned and a mix of evergreen and deciduous shrubs planted against the picket fencing proposed for the frontage to South Street. Parking areas are to be tarmac, each dwelling will provide one parking space for the property with a further visitor parking space reducing potential on street parking.

In terms of the built footprint, there is a reduction in comparison with the previous granted planning permission, application no. B/92/0628/DO. The proposed footprint is of a similar size to the existing property's to South Street.

Spaces are retained between the existing garage and the proposed dwelling to reflect existing properties on South Street. The proposed dwelling is sited closer to 12 south street than existing dwellings due to its siting in the cul-de-sac head, as the dwelling is set away from south street, this should add interest to the street elevation.

Private rear gardens are provided to each unit (12 south street and the proposed dwelling) with informal gardens to the front of South Street. This layout is beneficial in crime prevention terms in that the external spaces will be overlooked by the new residents. Indeed general surveillance from residents in general to the Street will be beneficial.

The Development is a positive enhancement to the area. The proposed dwellings is sensitive to the existing area and will enhance the special massing and perception of the dwellings to South Street.

Access Statement

DCLG Circular 01/2006 describes the purpose of this component of the design and access statement as being to "explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network".

The Site is well served by public transport. There are a range of services and facilities within easy walking distance including shops, recreational facilities and public houses. It is an accessible urban area. The dwellings principal entrances for vehicle users, cyclists and pedestrians are well defined architecturally and at a level which will facilitate ease of access for all users. The existing street configuration also allows for easy access by emergency vehicles. For those not working locally there will be an opportunity of using the frequent local bus service.

APPENDIX A - Photographic Survey of Site.



APPENDIX B - Photographic survey house styles.



2.5 STOREY AND SPLIT LEVEL DWELLINGS TO REAR OF SITE.



DWELLINGS AND GARAGES ON SOUTH STREET



19TH CENTURY REFURBISHED FARM



EARLY 20TH CENTURY TERRACES.



LATE 20TH CENTURY TERRACES



EARLY 21ST CENTURY DETACHED DWELLING



20TH CENTURY 3 STOREY TERRACES.