PROPOSED DWELLING

ON LAND AT

HELSTON CRESCENT
MONK BRETTON
BARNSLEY

For

WALKER BUILDERS Ltd

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The proposal is construct a two storey, split level detached dwelling on vacant land adjacent No36 Helston Crescent, Monk Bretton, Barnsley.

2 THE SITE

The site lies within the residential areas of Monk Bretton and is zoned as housing policy.



The site slopes down from east to west and from north to south. the gradients being most pronounced towards the southern section of the site.
The land is currently overgrown and vacant.

Access is along a short cul-de-sac from the main highway that currently serves four dwellings. The existing access has visitor parking bays and is screened from properties to the west by established planting.

There is an area of open land to the south of the site. It is not considered feasible that the application site could be considered as a suitable access to the land for development due to site contours and potential disturbance to adjacent properties.

To the west of the site are the rear garden areas of properties along Mylor Court.

Immediately to the east of the site is the driveway leading to a detached double garage to No 36 Helston Crescent.

The site contours and relative ridge and eaves heights of surrounding properties are shown on the submitted drawings.



VIEW TO SITE FROM HELSTON CRESCENT

The site is not identified by the Environment Agency as an area where flooding is a risk.

The adjacent buildings are not listed and the site is not within a conservation area.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposed development respects the local context, built heritage, character and communities. The proposal will preserve the local physical environment and will not harm cultural, historical or economical characteristics.

The existing landscape has been appraised and the primary design source has been the character of the area.

Also the access has been appraised and there are significant, overriding reasons why the present access should be used.

The site topography was a major design consideration and the design is a considered response to the topography and townscape.

A standard design has not been used on this development.

The separation and external space standards contained in 'SPD -Designing New Housing Development' are met. This includes separation distances to boundaries, separation distances between dwellings and external private amenity standards.

The site is situated in an established residential area and the proposal is appropriate and will not cause significant harm to the general amenity of neighbouring properties.

The proposed traditionally constructed dwelling is in keeping with the general style and scale of properties in the area. The proposals are intended to be complimentary to the dwellings in the general area and respect the local vernacular.

The proposals for residential development of the site as shown on the submitted proposals will not cause significant harm to the local environment and does not create any Planning difficulties.

The proposals have regard to the current and emerging policies and proposals particularly with regard to the following:

Residential Development,
Back land & Infill Development

The proposal complies with policy in that the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity of new or existing residents.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

In addition the internal and external space provision meets, or exceeds, the standards set out in the 'South Yorkshire Residential Design Guide.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography, views from the site and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation. Also consideration has been given to meeting the day-lighting requirements to meet Level 3 of the Code for Sustainable Homes.

The layout of the development was governed by the location of the existing access point, restriction due to site topography, proximity of adjacent dwellings and separation distances to surrounding dwellings.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

The architectural style is compatible with that of the existing buildings in the locality and in particular the adjacent house

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings.

The proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

4 SOCIAL & ECONOMIC CONTEXT

The site is within an established residential area. This will not cause conflict or created unacceptable amenity levels for the existing residents. Further, the traffic generated will not cause disturbance or nuisance.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 ACCESS

The access to the property from Helston Crescent and turning facilities are to be retained. Off-road parking is to be provided for 2 cars.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

To the newly constructed dwelling the entrance door, and the internal layout will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 CONCLUSIONS

The proposal is within an established residential area and complies with Local and National policies relating to residential development.

A dwelling of the type proposed is fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.