

Design and Access Statement

Relating to the erection of a

Detached Dwelling House and Detached Garage

To the rear of

**1 to 3 Windsor Crescent, Great Houghton,
Barnsley, South Yorkshire, S72 0HG.**

Proposal.

The proposed building plot is situated to the North of these properties and adjacent to the rear of numbers 1 to 3 Windsor Crescent, Little Houghton, Barnsley S72 0HG.

The following Design and Access Statement is submitted in support of the current application and is set down under the Standard Headings.

Use.

The proposed development consists of a single, detached dwelling house with an attached single-car garage.

It is considered that the development would provide a compact, three-bedroom, family dwelling house with secure garaging for one vehicle and off road parking for additional vehicles, if this be required.

Amount.

The overall area of the 'application' site is approximately 394m².

The total internal floor space for the dwelling would amount to 94.60m² excluding the garage (113.5 m² including the garage) with individual floor areas as follows :-

- Ground floor – 47.30m². (66.2 m² including the garage)
- First floor – 47.30m²,

The rear garden of the house would be approximately 86.6m². The garden area will provide a sufficient amenity space for the use of an average sized family.

Layout.

The accommodation provided would be as follows:

- **Ground floor** – Entrance lobby, Toilet, Lounge, Kitchen / Dining Room. A single-car attached garage would sit adjacent to the property.
- **First floor** – Landing, Bedroom 1 and En-suite Bathroom, Bedroom 2, Bedroom 3, and family bathroom.
- **Externally** – Additional car parking to the side of the property with small planted beds and garden space to the rear.

A driveway would be provided at the front of the property leading to the attached garage.

Paths would be provided down the side and to the rear of the property. An additional hard surface patio area would be provided at the rear. The rear garden area would be laid down to lawns and planted beds.

Scale.

The proposed dwelling has been designed to take account of the size and character of the surrounding properties.

The new property is 2 storeys in height. The building has been designed so that it has no habitable windows on wall elevations facing other properties so as not to provide any overlooking issues with surrounding properties.

Boundary Fencing.

The existing fence is to be retained on the eastern boundary. A new boundary fence of similar make-up and appearance, would be fitted along the northern boundary backing onto the adjacent field.

The existing fences to the other two boundaries on the southern and western sides would be retained.

Landscaping.

The existing use for the land is for one garage. The remaining part of the plot is largely scrub land that is not well maintained and has no impact on surrounding properties.

A hard landscaped access driveway with turning area would be constructed leading to the garage and finished in tarmacadam.

The garden to the rear of the property would be laid down to lawns and flower beds.

Appearance.

The new dwelling has been designed in a traditional format to reflect some of the features of the surrounding properties. It is proposed that external red facing brickwork be utilised for the elevations of the house and garage generally to match the adjacent properties.

Facing Brickwork

Proposed facing brickwork. TBC and agreed with the local planning officer. These will be very similar to the existing properties and new extensions in the area.

These will be complimented with white UPVC windows, doors and fascia/guttering with a coloured UPVC front entrance door.

Roof Tile

It is also proposed that the new roof areas be finished with a coloured, interlocking concrete tile.

TBC and agreed with the local planning officer. concrete roof tile to match adjacent properties. Sample image on left with comparison on existing properties to the right.

Vehicular and Transport Links.

Windsor Crescent is an adopted highway and leads onto Rotherham Road (B6273) via Charles Street providing a link to both Barnsley and Doncaster areas.

The site is within a few minutes walking distance of local shops and neighbourhood facilities.

The site of the proposed dwelling is within an existing and well established residential area and there are already excellent public transport facilities nearby.