DESIGN AND ACCESS STATEMENT FOR NEW THREE BEDROOM DETACHED DWELLING WITHIN THE REAR GARDEN AREA OF 336 NEW ROAD STAINCROSS BARNSLEY S75-6ER

The proposed site has been checked with the environment agency's flood risk web site and is found not to be within any flood plain or flood risk area.

The development site is located approximately five kilometres North West of Barnsley and is positioned within the rear garden area of the above property which occupies a central position within the Staincross area. The site is bounded to the North by a wooded area and to the South by other properties on the other side of New Road. Directly to the West and East of the site are also other properties. The area around the proposed development site is therefore predominantly residential. The proposed development is considered a sustainable development in that it will encompass good design & layout in order to suit the existing site parameters while also incorporating aesthetically attractive finishes and providing a high quality property suitably blending in with and adding to the character of the immediate surroundings.

The proposed dwelling will be accessed directly off New Road via the existing shared access drive currently serving the existing bungalow No 336 New Road and No 340 New Road being of a durable finish and capable of being used by users. The existing shared access drive will also be widened to in order to help and improve access to the new 3 bedroom dwelling.

Any conditions as laid out in any planning approval notice will be observed and complied with in full.

Disabled access to the dwelling has also been considered in which levels from the new drive and parking area to the dwelling entrance door is considered slightly sloping and sustainable in terms disabled access and travel distance. Disabled access into the dwellings and within will all be in accordance with part M of the building regulations.

The proposed development site is considered a sloping site due to the fall from the rear boundary position down to the rear of the existing bungalow. Due to the proposed site layout and site level reconfiguration works a satisfactory access up to the new dwelling position can be provided all in accordance with any planning/highways policy guidance.

The proposed 3 bedroom detached dwelling will be finished in red rustic brickwork with associated brickwork feature window heads and cills including modern flat grey roof tiles and UPVC windows and door frames all to blend in with other adjacent properties and all in accordance with any planning requirements.

The proposed dwelling will also incorporate some associated planting in which small bushes & shrubbery will be planted in order to add to the general character of the garden and hard standing areas all to planning policy guidance.

Staincross is served by a regular bus service, with links into both West & South Yorkshire. Bus stops are also located close by to the site making the development sustainable in terms of travel links.

In terms of local services there are several public houses/clubs, convenience store/off licence, post office, community centre, take away, fish & chip shops, a large doctors practice and a Methodist Church all within close proximity of the development and serving the community. The village also has its own recreational areas including children's play area.

In terms of the developments impact on the local area it will not have any detrimental effects as having its own access/egress off New Road and not relying on access through any existing established developments.

Nearby and adjacent properties will neither be overlooked or overshadowed by this development.

Within close proximity of the proposed development are Infant, Junior and Senior schools serving the immediate area and other nearby catchment areas.

A sustainable drainage system is to be provided all as the local planning policy guidance. All new surface water from the proposed dwelling is to be either taken to new soakaways or taken into the existing drainage system serving the existing bungalow via a new connection manhole. All new proposed foul drainage to serve the new dwelling is also to be taken into the existing drainage system serving the existing bungalow via a new connection manhole.

From our evaluation of all information provided regarding the development it would suggest that the proposed development can only benefit the local amenity in terms of an additional sustainable house which will blend in with and add to the character and desirability of the immediate New Road Area..

In the event of fire or any other emergency, access to the development by any of the emergency services would be relatively easy given the position off New Road. The prospective owner and all visitors will be provided with a slightly sloping but a convenient access up to and into the new dwelling.

The overall design and layout of the new dwelling will also provide a good balance with other existing properties adjacent in terms of volume provided and its appearance together with the proposed landscaping and hard standing ratios. The overall scale and size of the proposed dwellings is also in keeping with surrounding property sizes.

The layout of the development has created a small but private environment with a mixture of hard standing and garden area while also providing total access around the dwelling footprint.

As levels indicate the proposed development site is generally a slightly sloping site with access to the dwelling considered satisfactory and therefore maximises ease of accessibility while also limiting travel distances from the parking area.

The configuration & balance of hard & soft landscaping including the addition of bush and shrubbery planting does set out to enhance and protect the character of the site and create a positive change that will be acceptable to the owners of dwellings nearby and visually impacted on by the development.

In the event of any prospective owner not having a motor vehicle, pedestrian access down to and linking up with existing pavements on New Road is relatively short being a steady incline providing a sustainable link to near by bus stops.

The overall design of the scheme has been developed to suit the natural curtilage of the site together with a access to comply with highways requirements necessary for a new dwelling.

The application is also based on a good understanding of the local character of the New Road area and aims to bring that same depth of character to the new dwelling. The scheme therefore does comply with planning policy consideration in terms of its physicality & use of the existing land in order to provide such a new development.

The dwelling is easily accessible by visitors in which the provision of a convenient and safe access route directly from New Road is a prominent feature.

The development has also tried to replicate neighbouring properties through the choice of being a detached dwelling to mirror other dwellings in the immediate area off New Road. The occupancy level therefore that this dwelling represents is comparable with other existing properties in the area.

The scale of the proposed build is also considered right for the site as the dwelling to hard standing and garden area proportions do appear to balance out without being disproportionate in any way while still providing significant space around.

All features of the development have taken into consideration sustainability and ease of maintenance together with an attractive order to it.

Current local services and amenities should easily cope with and welcome another dwelling and its residents providing an increase in spending within the local economy.

Any required boundary treatments will be in accordance with any planning guidance and approval given.

Two no car parking spaces are to be provided within the boundary of the new dwelling.

Existing boundary fencing, hedging and bushes etc to be protected and maintained around the development site area.

General levels have been taken over the proposed site area and the proposed dwelling ridge level is comparable with and lower than the existing dwelling ridge level at 340 New Road.

All existing out buildings within the proposed development area are to be taken down.

Some isolated trees within the development area are also to be cut down none of which will have T.P.Os on them due to their type.

Following an extensive survey along the New Road area their appears to be evidence of and a prominence of back garden developments.

The existing access is sufficient in terms of serving all existing and the additional proposed dwelling. However it is intended to still widen the existing access drive by slightly reducing the side amenity area of the existing bungalow in order that 2 vehicles can pass each other easily.

Any new fencing that is required at strategic positions will be 1800mm high close boarded fencing.

Due to the lowering of ground levels at the upper site area as indicated on the proposed sectional drawing, all in order to create a new ground floor level of 4900mm above the front pavement level, a new red rustic brick faced retaining wall will be provided at the upper boundary position

EXISTING BUNGALOW ALTERATION WORKS

Rear sections of the existing bungalow will be demolished in order to provide adequate spatial distances between the new dwelling front elevation and the revised bungalow rear elevation. The existing bungalow will then be extended on the side elevation in order to make up for the loss of floor area on the rear. All new outer walls will be finished in a red rustic brickwork including the remaining outer wall section where the existing brickwork will be removed and replaced with red rustic brickwork to match.

The existing roof coverings and roof timbers are also to be removed in order that new attic trusses can be installed and covered with new grey flat roof tiles all in order to create aesthetic improvement reasons.

All new UPVC windows will be provided throughout

The general idea behind the development is to create the appearance of a new bungalow fully re-orientated to take advantage of the far reaching panoramic views.

The existing front gate access within the existing stone wall will be in filled with stone to match the existing stone wall and new infill hedging planted between the existing hedging. The reason for this is to reduce all visual intrusion from foot traffic along the front pavement area on to the elevated new front elevation panoramic viewing area.

Post/deliveries can still be made to the side and rear elevations.

The provision of a new single garage also finished in red rustic brickwork and flat grey roof tiles all to match the re-orientated bungalow and the new rear dwelling is to be provided in order to aid and provide adequate parking and turning for two no vehicles.

The first floor lounge area is proposed again to take full advantage of the far reaching panoramic views.

The first floor window has been set back within the new sloping roof area for aesthetic reasons and surrounded in a grey dense UPVC architectural cladding panels.