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Design and Access Statement

Two detached houses
to replace one Bungalow.
No 17 Lee Lane
Royston
Barnsley

For Messrs G and P. Dennis.

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DESIGN

OUTLINE OF THE SITE

The site of 1220 sq. metres is currently occupied by a detached bungalow of approximately 150 sq. metres. This existing bungalow has been much extended over the years with flat roof extensions and is in need of a major overhaul which would be very expensive and would still not provide the type of property to justify such a large plot.

The site is as many older type dwellings around the Lee lane area set in the middle of an inordinately large plot with the associated problems encountered with many owners now not wanting excessive, high maintenance gardens

Existing dwellings in the immediate vicinity are of many differing designs, of two storey houses and bungalows., displaying many different features of domestic architecture and are constructed of stone, brickwork and tiles.

Access to the site is currently by way of private driveway of tarmacadam. The driveway slopes up at a shallow gradient from the side road level known as Henderson Glen. There is also a separate pedestrian access to the site at the front of the property.

SITE DEVELOPMENT POTENTIAL

As can be seen the site of almost 1/3 of an acre can provide good sized dwellings with amenity spaces in excess of the councils recommended standards, whilst still meeting with overlooking distances.

Having made an application for the erection of three bungalows, which was refused, as was the application for three houses and one bungalow it is felt after discussion with the Planners that two houses would probably be a more preferable solution, with vehicular access from the minor cul de sac rather than Lee Lane, which is a bus route.

The site is designated for housing development thus such an application would meet local planning policy.

As the intention of development is relatively small in nature, no further community consultation has been deemed necessary.

USE

The use of the site only justifies a domestic use. There is no local need or requirement for commercial use in this particular area. Indeed any commercial or mixed use would cause unacceptable annoyance. Due to the location and the overall characteristics of the site other uses have been negated.

AMOUNT

It is considered that the density of the building on this application is not only in keeping with the physical characteristics of the site, but also that of the neighbourhood.

There would be no undue affect on neighbourhoods support services.

LAYOUT

The planned layout of the buildings are of a traditional domestic layout and all parts of the building provide a practical and full use.

The dwellings are sited to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access and private areas externally.

The design and access of the site provides a safe and secure environment for domestic dwellings. The site will be overlooked for security and likewise will provide added security, by overlooking the existing properties on the street. The private spaces of the proposed dwelling will be secure and segregated between each dwelling. There is no proposal for communal or public space on the site.

SCALE

The design of the proposed dwellings are of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.

The material, shape and scale of windows and doors have been chosen to match the traditional scale of those in the neighbourhood.

LANDSCAPING

There has been no specific additions to the landscaping of the site considered. The existing site is currently landscaped with small trees and bushes and generally laid to large areas of lawn. The proposal is for the two plots to retain these 'blank canvas' characteristics for the eventual residents to put their own individual mark on aesthetic landscaping. The existing gradients on site will be retained, except in localised areas such as driveways/access.

APPEARANCE

The finer aspects of the dwellings have been designed to reflect traditional features of the adjoining properties. Roof shape and pitch reflects those of adjacent properties. The size of openings and expanse of brickwork on elevations is balanced and matches the scale of adjacent dwellings. The roof shall be of flat concrete tile. The brickwork shall be of a red multi with subtle red contrasting brickwork quoin detailing to corners of the houses. Exact makes of bricks and roof tiles have not been decided at this time due to the economics of what make is available, however final samples will be submitted to the planning authority prior to the commencement of any work. Windows are proposed to be in white upvc to match adjacent dwellings. The two owners are brothers, one being a bricklayer and the other a joiner. Both are wanting to show off their individual skills with a high quality finish with separate individual character.

The two houses have been designed to separate briefs and the clients are very pleased with the end result.

ACCESS

The site will be accessed, both for vehicular and pedestrian from private drives at the front of the site. The houses will be set slightly higher than the road frontage and therefore driveways/path will be graded down to the road frontage to ground floor level by hard surfacing. This hard surfacing probably laid out in block paving and be wheelchair friendly. There is intended to be a smooth continuous transition of access from the road to the dwellings internal space and private garden areas.

There are no special requirements with regards to road layouts as existing vehicular and pedestrian movement is unaffected.

Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. Bus service, based on nearest stop on Lee Lane to Barnsley Town centre. From the town centre there is the national railway network via Barnsley Train Station / transport Interchange. Local roads are in good repair and vehicular access to the site from main roads is very good. The local area is generally flat with good pedestrian access on hard-surfaced pavements. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not compromised in this way.

Date.....

Signed.....

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