Design and Access Statement for Dwelling adjacent to 27 Queens Rd, Cudworth Barnsley

Layout

To be respectful and to prevent loss of any amenities to adjoining properties, the design was ultimately considered that a 2½ storey dwelling would balance the capacity of the site to take a dwelling and prevent loss of such amenities. The planned layout of the building is of a traditional domestic layout and all parts of the building provide a practical and full use.

The dwelling is sited and designed to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access to public and private areas externally and does not affect any access to adjacent properties, outside the applicant's control.

The actual physical design of the dwelling has been specifically designed to meet not only the needs of the applicant, but also designed in a sensitive manner to prevent any undue loss of amenity and enjoyment by neighbouring residents. Particularly there are no habitable windows to the side elevations of the property. Aspects are to the front and also to the rear garden area, which more than meets infill private amenity space guidance.

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, to the existing properties in the street scene, yet maintaining overlooking measurement guidance.

The private space of the proposed dwelling will be secure and segregated between each dwelling.

The mature planting and tree line existing boundaries of the site are to be retained. This will give the site adequate privacy and at the same time making the development appealing and inviting.

Scale

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

Landscaping

There have been no specific additions to the landscaping of the site considered. The proposal is for the garden area to remain generally as lawn with low level planting, dictated by personal taste of the occupant to compliment private designated areas such as patios. The existing gradients on site will be retained and no filling or cutting is intended.