DESIGN AND ACCESS STATEMENT IN RESPECT OF PROPOSED DWELLING – SITE ADJACENT 139 REDBROOK ROAD, BARNSLEY

DESIGN

USE

The site consists of a redundant piece of land adjacent to No.139 Redbrook Road and is within the existing domestic curtilage of no. 139.
The site currently has outline planning approval for residential development involving the erection of one detached dwelling.

AMOUNT

Our client proposes to erect a single detached dwelling creating four bedroomed accommodation arranged over 3 storeys although the third floor accommodation is contained fully within the roof void. Parking space and a turning facility is also proposed within the plot curtilage.

LAYOUT

The application site is surrounded on three sides by residential properties, detached or semi-detached in nature. Immediately opposite the site is a public house currently not trading. Redbrook Road immediately adjoins the front boundary of the site.
The site has a cross fall following the gradient of Redbrook Road and so the dwellings forming the street scene have a natural step in ridge levels broadly following the road gradient. The proposed dwelling will adhere to this principle.

The dwelling will be served from a shared access junction off Redbrook Road which currently serves no. 139 and which was approved with the original outline application.
Private garden space will be provided to the front and rear of the new dwelling.

SCALE

The scale of the proposed dwelling reflects a traditional 2 storey house although the roof pitch is capable of providing a third storey contained within it. The overall proportion of the dwelling is consistent with surrounding properties and will complete the street scene with this infill development. The roof ridge level we re-create the step in roof heights when related to the adjacent properties.
The site has a cross fall and there will be a certain amount of cut and fill to form a level site under the footprint of the proposed building.

LANDSCAPING

There is no landscaping on the site currently. The proposed private garden areas will be landscaped in accordance with our client's requirements. Boundary treatment will take the form of low level walls to front, side and rear and in addition, hedge screening where appropriate will be introduced.

APPEARANCE

The dwellings will be constructed in good quality facing brick with complimentary stone details all subject to LPA approval.

ACCESS

Pedestrian access to the dwelling will be from the side access drive and the car parking space to the rear of the property will also be served from the side access road. A level entrance will be provided to the main entrance door and there will be no excessive gradients between the parking space and the entrance to the dwelling.