

Design and Access Statement

PROPOSED DETACHED HOUSE AND

DOUBLE GARAGE

Between No 105 and 109 BENCE LANE

DARTON

BARNSELEY

S75 5 DX

For Mr & Mrs P. DUNSTONE.

DESIGN

OUTLINE OF THE SITE

The site of 800 sq. metres is currently part of the side garden to Number 109, Bence Lane. The land originally was divided into 18metre wide plots and the previous owner purchased two. The owner is now getting too old to maintain the garden and keep it to the high standard it has enjoyed over the years, and has sold this plot to her Nephew. (My client)

The site stands in a Housing Policy area where existing dwellings in the immediate vicinity are of many differing designs, of two storey houses and bungalows and display 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 into number 109 and thus a new access will have to be provided. The driveway is very gently sloping but given the access to the drains which exist at the front of the site the building may be best served by raising the floor level by half a metre to gain access to the outfall.

SITE DEVELOPMENT POTENTIAL

The applicant had an approval granted iapproximately 12 years ago for a bungalow but the situation has changed and the owner no longer feels that the Building process would be too much strain on her and her resources.

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 immediate neighbourhood.

There would be no undue affect on neighbourhoods support services.

LAYOUT

The planned layout of the building 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 a domestic dwelling. The site will be overlooked for security and likewise will provide added security, by overlooking, to the existing properties in 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 bordered with small trees , a Leylandi hedge which will be severely cropped down to a domestic level. Adjacent to the gable wall they will be removed to eliminate possible root damage, interspaced with decorative small trees and bushes and generally laid to large areas of lawn.

APPEARANCE

The finer aspects of the dwelling has been designed to reflect traditional features of the nearby properties. Roof shape and pitch reflects those of local properties. The size of openings and expanse of brickwork on elevations is balanced and matches the scale of nearby dwellings. The roof shall be of profiled concrete tile. The brickwork shall be of a red multi. 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 cream coloured uPVC to match adjacent dwellings.

ACCESS

The site will be accessed, both for vehicular and pedestrian from a private drive at the front of the site. The house will be set slightly lower than the road frontage and therefore driveway/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 Churchfield 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 the site offers nearby access to the M1 motorway 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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