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Design & access statement for proposed construction of a four bedroom detached house on land to the side of Courtland Halifax Road Thurgoland.

1.0 Physical context

1.1 Surrounding:

The site is located off Halifax Road Thurgoland. The neighbourhood generally consists of large residential properties.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Sheffield & Penistone areas. It is also a short drive to Penistone train station.

1.2 Site:

The property is a four bedroom house which is to be built fairly centrally to the rear of a large site tat slopes away to the South West.
There are no natural features such as trees or hedges within the site that require to be removed. The site is flat with a steep gradient beyond the proposed building site. The site does not lie in a conservation area & is not a listed building. The site is however close to the green belt.

2.0 Social Context:

The property development is for the building of a four bedroom detached house. There is no potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work

during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

5.0 Involvement of community members:

The scheme has no implications for general community; however all of the adjoining owners have been consulted.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development with the exception of one. The owner the property to the rear has concerns as it will obscure her view over the valley. A view however is not a planning issue.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings an existing vacant site into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a four bedroom detached house. The access to the house is via a door to the rear. New triple glazed windows are proposed throughout which are to be sympathetic with the surrounds

7.2 Layout:
The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply "Secure by Design" principles. The mail box will be to the front entrance gate & utilities located to the side of the property.

7.3 Scale:
The proposed development is to scale with the surrounding properties.

7.4 Landscaping:
New landscaping will be provided with lawns to rear. Planted boarders will be provided to the edges of the site. The area to the side will be block paved to provide hard standing for parking. The garden to the rear is easily accessible for maintenance purposes.

7.5 Appearance:
The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments. External security lighting is proposed.

7.6 Access:
It is possible to achieve a disabled access to the property.. Vehicular access is catered for by a new driveway from Halifax Road up the side of the site. This will utilise the existing access point and dropped kerb area.