

Design and Access Statement for Dwelling adjacent to 155 St Helens Street, Elsecar, 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 attached to No. 153 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.

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, keeping the ridge line of No. 155 running through.

Appearance

The finer aspects of the dwelling 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 masonry on elevations is balanced and matches the scale of adjacent dwellings. The roof shall be of dark grey flat tile. The masonry shall be rendered to match adjacent property. Windows and external cladding, such as eaves, are proposed to be in white pvc-u.

The proposal varies from the original approval in that it is proposed to attach the dwelling to No. 153 as opposed to attaching to No. 155. This will mean that there will be no disruption to the occupants of No. 155 in having to block off the side door and windows and re-position windows and velux to retain natural light. The only effect on No. 153 is the electric and gas meter boxes will have to be re-positioned on the front wall.

Access

The site will be accessed, both for vehicular and pedestrian, from a private drive between the proposed dwelling and No. 155, 3.1 m wide with 1 m strip either side, laid out in block paving. This hard surfacing laid out in block paving will be wheelchair friendly so as to afford access to the whole site and dwelling.

Access into and around the interior of the dwelling 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. Local bus services are good and frequent. The local bus service provides transport to both Barnsley town centre and the local village.

Local roads are in good repair and vehicular access to the site from main roads is very good. The immediate site 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.