

# **Design & Access Statement Single Residential Dwelling Land Adjoining , Land Adjoining 54 – 56 Cover Drive, Darfield.**

## **Physical Context:**

The site is located on Cover Drive & lies approx 4 miles to the east of Barnsley town centre. The neighbourhood generally consists of residential properties being of a mixed type, terrace houses and larger semi detached houses, with an adjoining Infant school forming one of the boundaries.

Other schools, recreational facilities and 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 main bus route between Darfield, Barnsley & Doncaster.

## **Site:**

The property is a three bedroom dormer bungalow. Other residential dwellings plus a school and a closed to traffic public highway adjoin the property. The public footpath is approximately 7-10 below the external ground level of the site. The site lies within a housing policy area. There will be parking for 2 cars within the curtilage of the site; a private amenity space is available to the rear of the property and complies with SPG 2 item 9.

The site as a slight gradient towards the public footpath.

## **Social Context:**

The property development is for a three bedroom detached dormer property. There is no potential overlooking or substantial overshadowing issue from the site. There will be no adverse impact on the existing local services.

## **Economic Context:**

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

## **Planning Policies:**

The relevant national and local policies applicable to the scheme were referred to during the design process such as H6, H18, T2 and E52 contained within the Barnsley UDPFA and government guidance including guidance note 3: housing.

Involvement of Community Members:

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

Evaluation:

The adjoining owners have no concerns about the proposed development. Consultation as not taken place between the client & the school.

Design Principles:

Use:

The proposed development is justified particularly as it brings an existing unused plot into residential use therefore maximizing the properties potential for occupancy, whilst being sympathetic to the adjoining property and the surrounding area.

Disabled access is available via a level entrance/exit the property. New wood effect upvc windows are proposed throughout which are to be sympathetic with the surrounds.

Layout:

The layout of the dormer bungalow has been orientated so that the windows comply with the overlooking issues in SPG 3. It will include "Secure by Design" principles. The site is on a slight gradient.

Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

New landscaping will be supplied to the property which lies on a substantial plot. The area to the front of the garage will be block paved to provide hard standing for the vehicles. The garden to the rear is easily accessible for maintenance purposes.

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. It is proposed to reduce the site level by 300mm.

Access:

Vehicular access is catered for by an existing turning head within the road.



Rev:      Date:      Revisions:

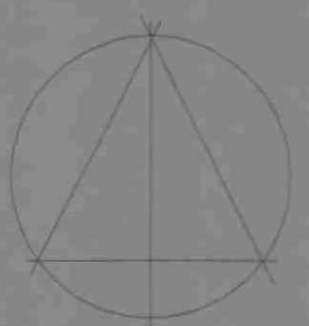
Client:      Mr A Kelsey

Project:      Proposed Dormer Bungalow at:  
Land Rear of 54 Cover Drive, Darfield

Drawing Title:      Site Plan

Scale:      1/100      Date:      May 2008

Drawn By:      AR      Drawing Nr:      3      Rev:



**Alan Robinson**  
**Chartered Architect BA Dip Arch RIBA BSc (Hons)PM**  
**2 Gawber Road, Barnsley S75 2AF**  
**Tel/Fax 01226 286066**



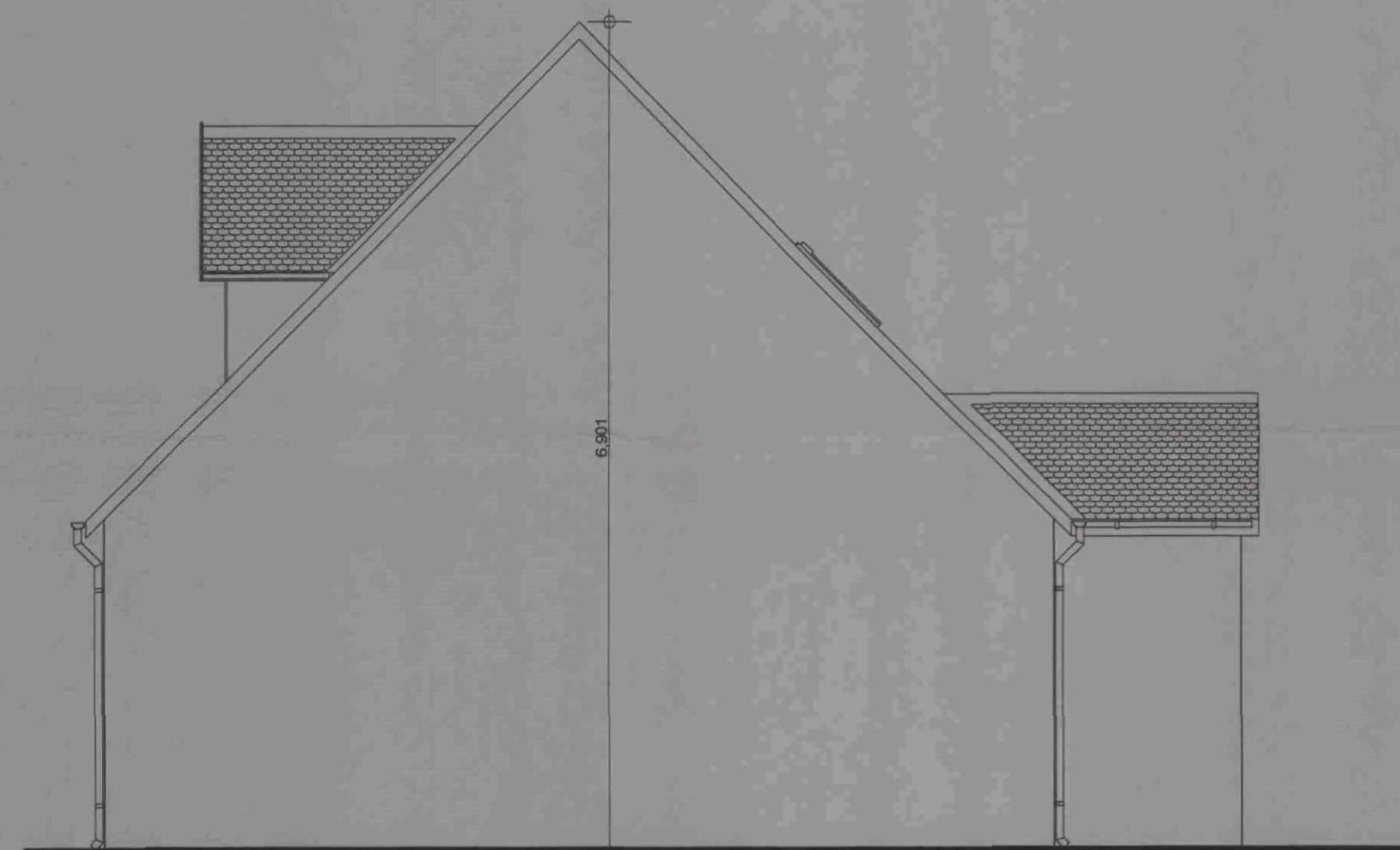
Elevation A/78



Elevation A/79



Elevation A/80



Elevation A/81



Rev:      Date:      Revisions:

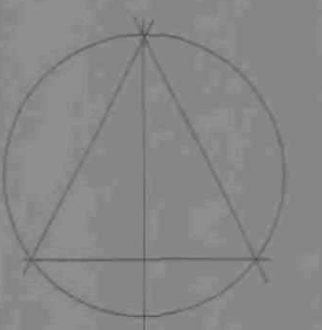
Client: Mr A Kelsey

Project: Proposed Dormer Bungalow at:  
Land Rear of 54 Cover Drive, Darfield

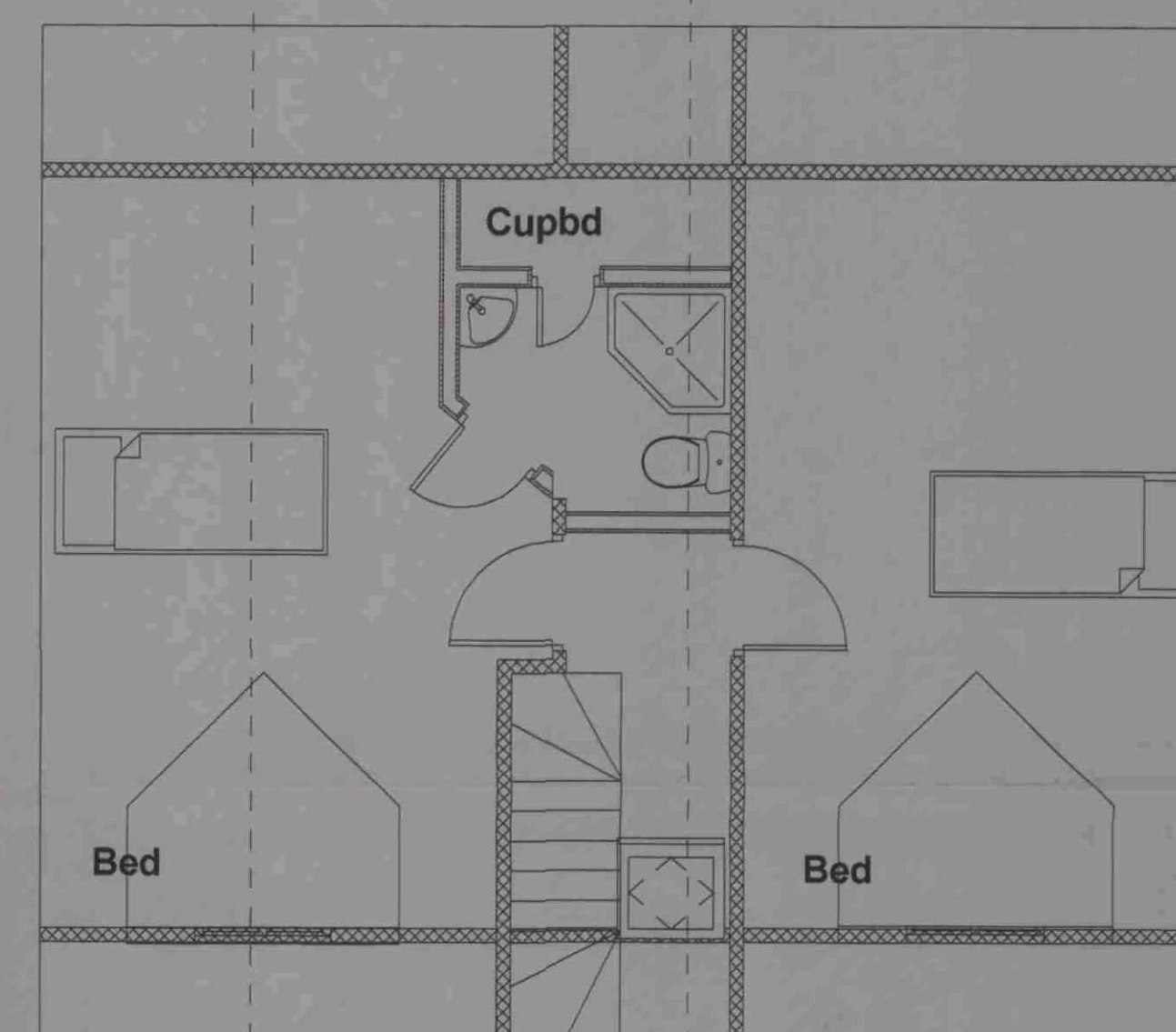
Drawing Title: Elevations, Section

Scale: 1/50      Date: May 2008

Drawn By: AR      Drawing Nr: 2      Rev:



**Alan Robinson**  
**Chartered Architect BA Dip Arch RIBA BSc (Hons)PM**  
**2 Gawber Road, Barnsley S75 2AF**  
**Tel/Fax 01226 286066**



First Floor Plan

Rev:      Date:      Revisions:

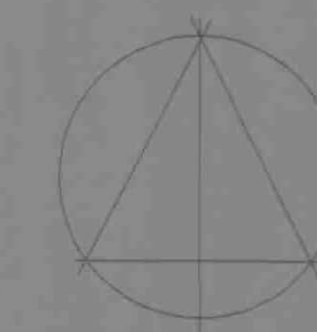
Client:      Mr A Kelsey

Project:      Proposed Dormer Bunaglow at:  
Land Rear of 54 Cover Drive, Darfield

Drawing Title:      Plans

Scale:      1/50      Date:      May 2008

Drawn By:      AR      Drawing Nr:      1      Rev:



**Alan Robinson**  
Chartered Architect BA Dip Arch RIBA BSc (Hons)PM  
2 Gawber Road, Barnsley S75 2AF  
Tel/Fax 01226 286066