

DESIGN & ACCESS STATEMENT

**PROPOSED NEW DWELLING AT
65 MARKET STREET
HOYLAND
SOUTH YORKSHIRE**

FOR MR T BROWN

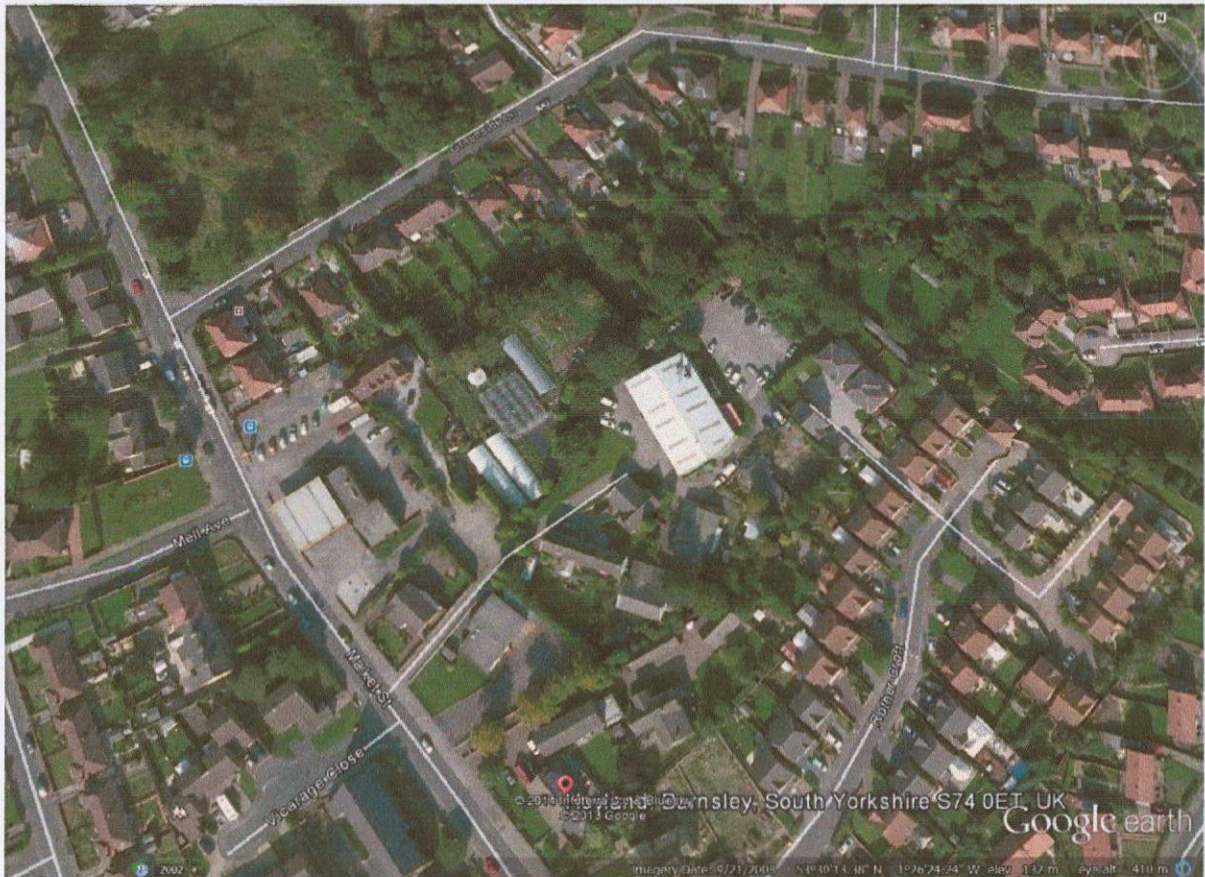
PROPOSED NEW DWELLING AT 65 MARKET STREET HOYLAND SOUTH YORKSHIRE

INTRODUCTION:

This report identifies the design and access issues relevant to the proposed new dwelling and to provide an assessment of their implications for the accompanying detailed planning application.

ASSESSMENT:

The site, which extends to 0.4ha forms part of the existing cartilage of 65 Market Street, Hoyland. The site is bounded on all sides by existing residential properties with a mix of mature hedgerows, trees and fences along all boundaries. The site abuts Market Street, a main road from which access will be taken as existing.



Aerial photograph of the site

INVOLVEMENT:

Due to the limited nature of the proposed development, no pre application discussions have been carried out prior to the submission of this application.

EVALUATION:

The immediate area is characterised by a mix of pre-war semi detached and detached residential properties, recent new developments and older stone properties. The adjacent dwellings are typically constructed of brick under plain tile & slate roof.

Given the context and location of the site and analyzing the form of surrounding development leads us to believe that the site is capable of accommodating an additional single dwelling of the scale proposed with space to be retained for a further single dwelling house at a future date.

DESIGN:

The proposed 2 storey dwelling has been designed to reflect the form and scale of traditional properties in the area whilst picking up on key vernacular design and construction features. The proposal is modest in its size and the proposed materials have been selected to reflect those of surrounding dwellings.

USE:

The site lies within an area of the town characterized by surrounding residential development.

The application is for a single dwelling and therefore the proposed use is that of residential development which we believe will fit into the existing use pattern in this area of Hoyland.

AMOUNT:

The proposal is for the erection of a single dwelling and we believe the site is capable of accommodating this level of small scale development.

LAYOUT:

The proposed dwelling is located within the grounds of 65 Market Street and is set back in the site in order to minimize its impact in the street scene. This gives the dwelling a modest frontage in which to park three vehicles whilst still allowing for a usefully sized private rear garden.

The design, layout and orientation of the proposed dwelling ensures that no detrimental overlooking or overbearing effects would occur on the adjoining properties.

SCALE:

The proposed 2 storey dwelling is commensurate in scale with the surrounding residential development and we believe that the proposed form will help the natural staged progression from pre war to modern development styles.

The design of the dwelling seeks to create a building of high aesthetic quality through the careful and considered approach to proportion, materials, form and scale and the design respects that of older traditional properties within the town.

APPEARANCE:

The design response and proposed external materials have been selected to complement the character of the surroundings and to promote a rich quality environment. The proposed materials are as follows:

External Walls

Facing brickwork will respect the surrounding buildings with contrasting brickwork features to be integrated.

Features

Brickwork 'flat arched' lintels to window and door heads are proposed along with a brickwork header course which help to lift the elevations and add a traditional feel.

Roof

Dark plain tiles or slate are proposed to match in with the surrounding properties.

Windows & Doors

UPVC windows and doors are proposed.

VEHICULAR ACCESS AND TRANSPORT LINKS:

The site will benefit from the use of the existing vehicular access driveway off Market Street. Turning space for private vehicles can be accommodated within the parking area to the front and side of the proposed dwelling.

We would therefore contend that the proposed vehicular access solution is acceptable in highway safety terms to serve the proposed development.

CONCLUSIONS:

The site comprises land within the town confines and accords with the latest version of the Local Plan on the encouragement of efficient use of land within settlements.

The scale, design and layout of the proposed development ensures that it represents an appropriate addition to the area and the proposed development reinforces the strong character of the street scene.

The density of the scheme is appropriate to this location as the site is well served by shops and services in the immediate area and the proximity of a good local transport infrastructure contributes to the overall sustainability of the development.

The parking provision is considered adequate to meet the needs of future occupiers of the proposed new dwelling in this particular location.

Access to, into and within the proposed development is as inclusive and sustainable as possible.

It is considered that the proposed scheme accords with current central, regional and local planning policies and that detailed planning permission should be granted.