

Design and Access Statement for Five Detached Dwellings @ Shaw Lane, Carlton, Barnsley

Design

Use

This is a Full Planning application for 5 dwellings. The site amounts to approximately 0.01 hectares within a residential area on the eastern edge of Carlton. It is adjacent to a former public house. Opposite is a residential estate. To the south is vacant land which has recently been granted permission for housing. The site forms part of the wider area of vacant land. The western end of the site contained a hard-standing and access formerly used by the pub.

Amount

The proposal is for 5 detached dwellings. The siting has been arranged around the rising water main, which crosses part of the site. The detached dwellings will be consist of four (four bedroomed) and one (three bedroomed) properties.

Layout

The application site is in the residential area of Carlton and is bordered by existing houses, public houses and former woodland which is to be developed for housing.

Scale

The new detached dwellings will blend in with the adjacent dwellings in size, shape and proportion. It is in keeping with the remainder of the area and therefore does not overpower or overview any adjacent properties. The street view will be balanced and are in scale to recent development surrounding the proposal.

Appearance

The proposal is similar in design and appearance to the adjacent dwellings. The remainder of the street scene varies in size, shape and proportions as the buildings and area have been developed over time, but are of a similar design and appearance.

The proposed dwellings are to be built in stone with render. The main roof will be gabled with plain tiles. The windows and doors are to be upvc. The visual appearance reflects the area in style and looks.

Windows have been positioned as to not lose privacy and satisfies South Yorkshire Design Guide.

Landscaping

A garden amenity space will be provided to satisfy South Yorkshire Design Guide.

Due to the loss of the original trees and large areas of hardstanding to the front to facilitate access and parking a landscaping scheme has been provided. This is to ensure a number of trees are to be re-planted as part of the scheme as well large amounts of planting to soften the front site elevation into the street scene.

Access

Three access points will be provided onto the highway where there was previously one. Turning paths have been provided to ensure No reverse gear will be required for access to Highway.