DESIGN & ACCESS STATEMENT

PROPOSED DWELLING ADJACENT
1 MAYBERRY DRIVE, SILKSTONE
BARNSLEY

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1.0 Introduction

Chris Carr Associates have been instructed by Mr & Mrs Cochrane to prepare detailed design proposals in support of a Planning Application for the construction of a new dwelling on garden land adjoining their existing house at No 1 Mayberry Drive, Silkstone.

The following statement has been compiled in accordance with Circular 01/06 Guidance on "Changes to the Planning System" and the advice given by CABE in their document "Design and Access Statements".

2.0 Location

The proposed site, which covers approximately 700m², is currently a part of the land within the ownership of No 1 Mayberry Drive. The site is located to the south of the existing dwelling, adjoining No 7 Silkstone Lane, and is partially occupied by existing single storey buildings forming part of an extensive leisure complex attached to No 1 Mayberry Drive. A site location plan is attached at Appendix 1.

3.0 Assessment

3.1 Physical context

It is proposed to construct a new five bedroomed detached family house on land which is currently partially developed and which is surrounded by existing housing on all sides. The new dwelling will be of a similar size, scale and form to its neighbours, most of which were constructed during the period 1970-1990.

A separate Planning Application is being submitted for the demolition of existing buildings attached to No 1 Mayberry Drive and for conversion/exten sion of that property.

A demolition plan illustrating the extent of existing buildings that are to be removed is attached at Appendix 2.

3.2 Social context

The proposed new house will not have any significant impact upon its surroundings or the privacy and amenity of immediate neighbours. So far as we are aware, there are no other particular aspirations for this site.

3.3 Economic context

The proposed new house will have no significant effect on the local economy and therefore no further investigations were deemed necessary.

3.4 Planning policy context

The new house will be located close to the centre of Silkstone Village and on land allocated for residential purposes in the Barnsley Unitary Development Plan and evolving Local Development Framework. The site area and orientation provides generous space for access, parking and private gardens. The orientation of the new dwelling will ensure that there is no overlooking of adjoining properties and the proposed critical distances between dwellings will comply with the Council's standards.

4.0 Involvement

A copy of the detailed design proposals for the new house has been made available to immediate neighbours. There was no indication of any protected species using the site and therefore no further investigations were proposed.

5.0 Evaluation

Having assessed the proposals, it would appear that they would have no detrimental impact upon adjoining dwellings or the privacy and amenity of neighbours. The new house will make a positive impact on the existing streetscape by replacing unattractive, single storey outbuildings with a new stone built, five bedroomed family house.

6.0 The Design Proposals

6.1 Description and use

The proposals involve the construction of a new detached five bedroomed dwelling with integral garage. The house has been designed to incorporate traditional details, will be constructed in natural stone with a Hardrow "old stone" artificial stone slate roof, and with painted door and window frames. The accommodation at ground floor level will include a family sitting room, dining room, kitchen, study, utility room and cloakroom and at first floor level, five bedrooms, two bathrooms and an en suite shower room.

6.2 Access

Vehicular access to the new property is to be taken from Mayberry Drive via a new entrance gate constructed within a new stone boundary wall set back from the highway to allow for a continuation of the existing footpath over the site frontage. A 3.2m wide access with dropped kerb and footpath crossing will be constructed to Local Authority specifications.

Within the site a parking courtyard is to be constructed in tarmac with a bonded gravel finish, providing adequate space for parking within and adjoining the proposed two-car garage.

The proposals will allow for the closure of an existing sub-standard access, the construction of a new improved access and the provision of a new 2m wide footpath over the site frontage.

6.3 Appearance

The new house will be constructed to a traditional design in coursed natural stone beneath pitched roofs clad with approved artificial stone slates. Door and window openings will be enclosed by stone lintels and sills and window frames will be set in a minimum 75mm rebate to the face of adjoining masonry. Rainwater goods will be in black finished powder coated aluminium.

6.4 Layout

The new dwelling will be constructed to a traditional layout and is positioned centrally within the site area to allow for generous parking and private gardens. All principal habitable rooms face in a westerly direction.

6.5 Scale

The overall mass of the building has been reduced by designing separate elements as one storey, one and a half storey and two storeys in height. The new house will be of a similar scale to its immediate neighbours.

6.6 Landscaping

The proposals allow for the planting of a new boundary hedge to the rear of a stone wall adjoining Silkstone Lane, the retention of existing hedging to the southern boundary and for private gardens to incorporate a mix of hard and soft

landscaping including flagged terraces, stone boundary walls, shrub planting and lawns.

7.0 Summary

The proposals will result in an attractive family house being constructed on a generous plot of land in an area allocated for residential use, without compromising the privacy or amenity of existing property and with benefits to the existing streetscape and highway frontage.



Signed.....
FOR CHRIS CARR ASSOCIATES