

Design & Access Statement

To support a full planning application for 6 bungalows off Darley Avenue / Napier Mount Ward Green Barnsley

Site Location

The site lies within the north-west corner of Ward Green, Barnsley approximately 2.5 miles south of Barnsley town centre.

Located on the northern side of Darley Avenue it is sustainably located with schools, recreational facilities, shops & other local services within reasonable walking distance of the property.

The site is surrounded by existing two storey residential property, served from Fernbank Close to the north, Napier Mount to the east and Darley Avenue along the southern boundary.

Planning Policy

The development proposals have been developed with regard to the following policy requirements;

- Policy H4 Residential Development on Small Non-allocated Sites
- Policy H6 Housing Mix and Efficient Use of Land
- Policy D1 High Quality Design and Place Making

And Supplementary Planning Documents;

- Residential amenity and the siting of buildings
- Design of housing development
- Car Parking

Existing Site

The site is rectangular in shape with a minimal fall from north to south and has the benefit of a planning approval for the *'Erection of 4 no. 3 bedroom bungalows with living accommodation in the roof space, 2no. 2 bedroom, single storey bungalows and associated works'* approved under reference 2020/0097 dated the 18th September 2020.

Development Proposal

The planning application consists of 6 bungalows and will deliver a fully affordable scheme which will be made available for rent in partnership with Places for People.

Mix and Amount of dwellings

The application proposes 6 bungalows with the following house type mix;

- 2 no. 2 bedroom @ 60 sq.m
- 4 no. 3 bedroom dwellings @ 80 sq.m

The proposed house types are all single storey in scale and meet the design requirements of Places for people.

Site Layout

The design principles of the layout are.

- Positive development frontage provided to Darley Avenue along the southern boundary.
- The development footprint is sited away from the northern and eastern boundary to limit any impact existing dwellings.
- The siting of dwellings and car parking is generally located on the previous planning approval, however this proposal is single storey only and not 1.5 storey as currently approved.

Parking

Car parking is provided in accordance with Barnsley MBC standards to provide 2 car parking spaces for 2 and 3 bedroom homes.

Car parking is located to the side of each dwelling to ensure it does not dominate the street scene.

Scale

All dwellings proposed are single storey.

Appearance

The proposed buildings are proposed for construction with a reconstituted walling stone and grey roof tile.

Household Waste

Bin storage areas are configured to allow each of the bins to be accessed independently, without the need to move other bins around and are located within rear garden areas. The will be placed on the adopted highway on collection day.

Designing Out Crime

The Planning Layout has been designed to ensure that crime is kept to a minimum and the layout will provide the feeling of safety and security for residents.

The layout incorporates the following design principles which should reduce crime and anti-social behaviour.

- All existing streets and private drives are fronted by dwellings, providing passive surveillance over the street scene.
- Hard and soft landscaping treatments are strategically located and managed to ensure that views to the public realm are not blocked.