JRB DESIGNS Ltd.
1 Saville Street
Cudworth
Barnsley
S72 8LT

Registration No. 3372719
TEL. 01226 383542
MOB. 07970541192
e-mail
john@jrbdesigns.co.uk

Design & access statement for proposed erection of three new detached houses on the car park of the former Royal Albert Hotel Worsbrough Road Blacker Hill.

1.0 Physical context

1.1 Surrounding:

The former pub is located on the junction of Worsborough Road & Wentworth Road & lies approx 4 miles to the South of Barnsley town centre. The neighbourhood generally consists of residential properties mainly being of mixed type.

The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Wombwell & Hoyland.

1.2 Site:

The proposal is for the construction of three detached houses on the car park and garden of the former Royal Albert Hotel.

There are no natural features such as trees or hedges within the site. The site has a steady gradient from front to rear down Worsbrough Road & a steady gradient upwards on Wentworth Road. There is a significant difference in levels from front to back of the development. The site does not lie in a conservation area & is not a listed building.

2.0 Social Context:

The property development is for the construction of three detached houses on the car park and garden of the former Royal Albert Hotel. There is no

potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

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

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policy supplementary planning guidance 3 for infill residential development. We have also consulted with the local authority as to the best alternative for the development of this site.

5.0 Involvement of community members:

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

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings a vacant site, into residential use therefore maximising the properties potential for occupancy. The site is allocated in the UDP, & is not in a conservation area.

The proposal is for the construction of three detached houses on the car park and garden of the former Royal Albert Hotel.
New upvc windows are proposed throughout which are to be sympathetic with the surrounds

7.2 Layout:
The layout of houses have been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles. The mail box will be to the front entrance & utilities located to the side of the property.

7.3 Scale:

The proposed development is to scale with the surrounding properties.

7.4 Landscaping:
New landscaping will be provided to the rear. Planted boarders will be provided to the edges of the site. The area to the front will be block paved to provide hard standing for parking. The garden to the rear is easily accessible for maintenance purposes.

7.5 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. External security lighting is proposed.

7.6 Access:
It is possible to achieve a disabled access to the property.