

**Design & Access Statement**  
**Proposed Residential Development at Carlton Road, Monk Bretton, Barnsley,**  
**Phase 3**

**Background**

The accompanying full planning application is for a substituted residential development scheme, comprising of 17 new build 3 and 4 bedroom 2 storey detached houses. The development benefits from an approved outline planning permission Ref B/04/0931/BA an approved reserved matters planning permission Ref B/04/2377/BA and a substitution planning permission Ref DC/JJ/2007/0211. The revised area of the development submitted is to the North Eastern corner of the site and this is formally approved for the use of 2 ½ and 3 storey town houses and 3 Storey 2 bedroom apartments under the current planning approval.

**Existing Use**

The site is located off Carlton Road, Wakefield Road, Monk Bretton, Barnsley and it is surrounded by existing residential developments and light industrial buildings. The land covers approximately 0.43 Hectares within a much larger development, and the existing terrain slopes steeply from the eastern boundary towards the west. At present the site is currently under construction as a residential development following an extensive programme of remediation and levelling works, which were required as part of the previous planning approvals. The former use of the site was a builder's merchant, as shown in the photograph below.



*Photograph of development site above taken prior to remediation works.*

## **Proposed Development**

The proposals are for 17 residential 3 and 4 bedroom 2 storey detached dwellings. *The proposals reflect the public demand for the type of property.*

The development also includes for landscaping and associated hard surfacing. The application excludes the main highway as the proposals from the previously approved scheme remain the same. The properties are located towards the north-eastern boundary of the site and the site levels in this area allow the properties to benefit from the expansive open views over Barnsley and the surrounding area below. The properties also benefit from being close to road networks and are also a short distance from Wakefield road which is on the main bus route into Barnsley and the surrounding area.

## **The Design**

*The properties will be constructed from traditional materials and will be faced using material bricks as approved across the adjoining development. The roofs will be tiled using flat profiled grey concrete tiles, the windows will be white pvc and the rain water goods will be black. Again as previously used and constructed on the previous phases*

The materials proposed have been chosen to tie in with the approved development and will also match the existing local buildings of the area, to help the new development blend in. The properties have been located to provide adequate stand off distances from the existing houses to the rear of the site, accessed from Ravenfield Drive. Planning guidance to space about dwellings as also been adhered to within the application proposals

## **Social & Economical influences**

The dwellings are a mixture of 3 and 4 bedroom houses which is the current demand for accommodation in the area, and will therefore meet the social and economical requirements for housing in the local vicinity. *The designs will appeal and accommodate young working couples, small families and professionals as the demand has shown on previous phases. This will help to create a diverse residential area with residents from a wide variety of backgrounds.*

## **Access**

The properties are located adjacent to one of the main estate roads within the development and as previously noted this offers good road links to Carlton road and Wakefield road which link into the main local transport network. 4 of the properties are accessed off a private drive. This helps reduce the amount of adoptable roadway whilst also achieving long distance view points within the application area. All

external paving and gradients will comply with current building regulations particularly to meet disabled / less ambulant pedestrian requirements.