
**PROPOSED RESIDENTIAL
DEVELOPMENT**

Barnsley Metropolitan
Borough Council

13 OCT 2008

at

Corporate Mail Room

**'COBBY'S
HIGH STREET, ROYSTON,
BARNSELY**

for

MASON BUILDING CONTRACTORS

DESIGN AND ACCESS STATEMENT
Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

Town & Country Planning approval was granted on 17th January 2007 (Ref 2006/1945) for the demolition of the existing club and the erection of seven dwellings with associated access.

Ownership of the site has changed and the site area has increased as a result of the new owner acquiring adjoining land and buildings including a Pet Food Shop.

Construction of a pair of dwellings, approved under the earlier application, has commenced. The locations of the dwellings are shown on the submitted plans.

This application is for residential development on the remainder of the site plus the additional areas associated with the Pet Food Shop.

2 THE SITE

The application site is situated off High Street, Royston with an area of 1442sqm or thereabouts.

The former club building has been demolished and comprised a single storey building that occupied the southern section of the site. The remainder of the land was used as hard standing for customer parking and deliveries. The premises were a licensed public house with function room.

The existing building was single storey and of painted concrete construction with a low pitched roof. All elevations were predominantly blank with windows and entrance doors to the southern elevation facing High Street.

High Street is immediately to the north of the site with West End Avenue to the west. There is a small area of scrub land to the south between the site and the rear gardens of properties on Manor Drive believed to be owned by Barnsley M.B.C.

The wider areas to the north, west and east is residential. The properties adjacent the site to the south and east are traditionally built brick bungalows and a pair of two storey semi-detached houses are immediately to the west.

Opposite the site on High Street are a row of red brick terrace houses

There was a Pet Food shop and customer parking to the eastern boundary of the site.

A 'right of way' to No1 West End Avenue is to be maintained at the western end of the site.

Access to the site is from High Street or West End Avenue.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

When designing the layout of the proposed dwellings reference was made to the siting of buildings approved under the earlier application referred to above.

The size and accommodation proposed for each dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access, existing rights of way and separation distances to surrounding dwellings

'Secured By Design' is the official police flagship for security and designing out crime.

The principals set out therein have been adopted where appropriate. This includes:

Vehicular and pedestrian routes have been designed in a way that ensures that they are open, direct and used as much as possible. The layout does not undermine the defensive space of neighbourhoods because of the positioning of boundary fences and location of private amenity areas.

The cul-de-sac is short in length and does not have inappropriate linking footpaths. It is considered satisfactory because it does not back onto open land, is not deep or complicated and does not link to any other cul-de-sac with footpaths.

Pedestrians will have good visibility along the length of the access road to maximise the natural surveillance. Further main windows from the proposed dwellings have been positioned to provide views over the access road.

Planting will be carefully considered so that it does not impede the opportunity for natural surveillance.

The position of walls and fences has been determined to ensure that they do not obscure windows or doors.

Appropriate demarcation is proposed between public and private areas. As recommended in 'Secured by Design' the dwelling frontages have open views. However, vulnerable areas such as rear gardens will have defensive barriers provided by fencing minimum 1800mm high.

4 ACCESS

Access to the site is proposed from High Street for all properties except Plot 3 that will be accessed directly from West End Avenue. This is an existing access point and also meets the requirements in relation to the 'right of way' to No 1 West End Avenue.

The site falls from north to south and it is intended that approaches to the entrance doors will meet the requirements of Part M of the Building Regulations with regard to either a 'level' or 'ramped' approach from the footway and parking areas.

The access to the site and turning area will be constructed to adoption standards. The location of the access has been positioned to provide a safe and efficient layout.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

5 ASSESSMENT

Town & Country Planning consent has been granted for residential development on the site together with the associated access points.

The proposal is within the settlement of Royston and therefore complies with Local and National policies relating to residential development.

Clearly the site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

Dwellings of the type proposed are fully compatible with the general character of the locality and have been approved on Plots 1 & 2 of the earlier application

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

Appendix 1

Photographs



TERRACE HOUSES TO HIGH STREET



SITE VIEWED FROM THE WEST



EXISTING PET FOOD SHOP



1-3 West End Avenue
