

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED RESIDENTIAL DEVELOPMENT OF 3 TOWN HOUSES
INVOLVING A CHANGE OF USE OF EXISTING JOINERY PREMISES
6 HENSHALL STREET, BARNSELEY S70 1XX

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established residential area located off Cemetery Road in Barnsley. Predominantly the dwellings in the vicinity are traditional terraced houses. Beyond the site to the north is a working men's club the car park of which adjoins the site although screened from it by virtue of the existing substantial brick boundary wall.

The site has no special designation and it is not within a conservation area.

There are no trees or landscape features on the site or immediately adjoining it.

Site

The actual site consists of a long established joinery works which have operated from the premises for many years. This established commercial use however is as mentioned above located in a predominantly residential area. The site contains a number of existing workshops all of which will be demolished as the owner of the business is now about to retire and an opportunity has arisen to re-develop the site and create further dwellings to complement the existing housing adjacent.

The site slopes gently upwards from its eastern boundary and although the changes in level are not particularly significant, any new buildings will clearly need to address the gradient across the site frontage.

Social

Due to the scale of the proposed development there will be no major social consequences arising from it although on balance the removal of the existing joinery works will probably be a significant improvement in terms of noise and activity levels on Henshall Street.

Economic

Again due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term e.g. local builders, builders merchants and suppliers etc.

As far as the closure of the existing business is concerned there are no buyers for it and in any event such a business would be more appropriately located on a local business / industrial park of which there are many.

Planning Policies

We consider the proposal complies with national and local planning policies.

General discussions have taken place with the planning department prior to this formal submission to establish whether in broad terms development could be supported. The general feeling was that residential development would be an appropriate use.

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INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious no involvement with community members has taken place

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space etc Separation distances between the new dwellings and existing houses opposite have been discussed with the planning department who are of the view that as this is essentially an infill site and the existing houses around the site are typical of high density terraced property (with front walls immediately at the back of the pavement) it would be unreasonable to introduce separation distances that would be difficult to adhere to

DESIGN

Use

The proposal is to erect a terrace of three town houses Each dwelling will have a small forecourt area outside the front door private garden space to the rear and an allocated off site parking space

Amount

The proposal creates dwellings with three bedrooms and should appeal to small families
The overall floor area will be approx 900 sq ft Private garden space will be located to the rear of each dwelling

Layout

The proposed dwellings will be constructed with the main elevation facing Henshall Street and set behind a small forecourt, reflecting the general street scene produced by the existing dwellings The drive and parking spaces will be located to the western side of the site within the site curtilage reducing the need for on street parking

Scale

The surrounding property takes the form of established terraced
The new dwellings will reflect this style and in height terms will be of similar proportions to the existing dwellings immediately adjacent to the east
The proposal is therefore appropriate to its setting

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Landscaping

There are no existing soft landscape features on the site although the proposed dwellings will of course have their own private garden spaces to the rear. There will be limited opportunity for planting to the frontages. This would be out of character in any event.

Appearance

The external built form will be of good quality facing brick with stone detailing. The roof will be either plain tiles or slate to LPA approval. The whole harmonising with surrounding properties.

Access

A new access drive will be created to serve the new parking court. A parking space will be allocated to each dwelling.

The drive will be surfaced and sealed with no excessive gradients.

Access into the dwellings will be designed to be compliant with the DDA regulations.