DESIGN AND ACCESS STATEMENT

Proposed Residential Development

at

Ketton Walk, Gawber

Prepared by KSL Design

October 2016

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01 Purpose of Statement

This statement has been prepared by KSL Design Ltd on behalf to support a planning application for 2 dwellings off Ketton Walk, Gawber.

It has been prepared in accordance with the Department for Communities and Local Government (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to the Commission for Architecture and the Built Environment's (CABE) guidance on Design and Access Statements; 'How to write, read and use them'.

The statement presented here is to supplement the planning application in respect of the aforementioned site and to explain 'the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with (paragraph 80 DCLG circular 01/2006).

This document achieves this within the following sections;

Section 1 – Introduction – Outlines the purpose of this document.

Section 2 – Site Assessment – Considers the site and its surroundings in terms of the physical, social and economic context.

Section 3 – Pre Application Consultation – Provides details of the consultation undertaken with relevant Stakeholders.

Section 4 – Evaluation and Design Proposals – Identification of the site constraints and opportunities in order to establish the design objectives which underpin the development proposals. Presentation of the vision for the site together with design proposals including access arrangements, layout of the development, scale and use of buildings, amount of development proposed with hard and soft landscaping proposals.

Section 5 – Summary - Provides an overview of how the development proposals achieve the design objectives established.

02 Site Assessment

2.10 Site and Location

The application site is located north west of Barnsley Town centre, adjacent Barnsley Hospital. The site is accessed off Ketton Walk and is approximately 395 square meters in size.

The site sits within a predominately residential area in the centre of Gawber, and within walking distance of a good range of shops, convenience stores, primary and secondary schools with excellent public transport links to the wider communities.

There are open playing fields to the north of the site and Barnsley Hospital adjacent to the east.

The site has the benefit of a planning consent for 2 two bedroom apartments with associated parking under application number 2014/0340.

The site was previously occupied by the council. It was a depot that made redundant some years ago and has since stood empty and unused.

2.20 Topography

The site falls approximately 2.4m from the high point off Ketton Walk down to the boundary off Gawber Road. To the south existing dwellings sit approximately 1m higher, properties sit approximately 0.6m lower to the west with existing boundary retaining walls remaining in place.

2.30 Movement and Circulation

Access to the site is taken from Ketton Walk. An existing concrete drive gives access to the site between existing dwellings which opens to provide 4 parking spaces for 2 three bedroom dwellings.

2.40 Sustainability

The site is located in a long established residential neighbourhood within 2 mile of Barnsley Town Centre giving access to a wide range of convenience stores, public houses, newsagents, doctors, post office, supermarkets, clothes and charity shops, restaurants and takeaway outlets.

There are a broad range of community and recreation facilities including Shaw Lane Sports Club located to the south of the site.

Public transport facilities are available on Gawber Road within 10m of the site giving access to Barnsley, Rotherham and Wakefield Town Centre whilst Barnsley Town Centre Train Station is approximately 2 mile to the east of the site giving access to the wider area.

2.50 Townscape Context

The existing residential properties immediately adjacent the site are were constructed approximately 40 years ago. Buildings constructed are predominately detached and semi detached properties. Buildings are typically constructed in a red brick with a mixture of brown and white upvc windows. Roof tiles are generally concrete both red and grey in colour. Properties in the vicinity of the site are single storey, 2 storey and the hospital adjacent reaching 7 storeys in height.

03 Pre-application Consultation

In developing our proposals for the site discussions have taken place with the Local Authority prior to the submission of the planning application

04 Evaluation and Design Proposals

4.10 Evaluation

Following assessment of the site and its surroundings as set out in section 2, a number of constraints and opportunities associated with the proposed development have been identified. The site constraints and opportunities have been used to inform the design proposals for the site and are illustrated on the supporting drawings.

The **key constraints** are considered to be;

- Proximity and relationship with existing dwellings.
- Access position fixed from Ketton Walk
- Interface of proposed development with existing dwellings
- Construction traffic during development

The **main opportunities** are considered to be;

- Opportunity to provide a high quality residential development to enhance the character of the area.
- The re-use of an unattractive brownfield site.
- To develop the site in a form that's in keeping with the existing predominate use of residential in a sympathetic manner.
- Opportunity to develop a site in a highly sustainable location.

4.20 Vision

The vision for the site is to complete a high quality residential development which respects the character and amenity of the area and fully integrates with and responds to the site opportunities and constraints.

The aim is to deliver a contemporary design solution for the site.

This will contribute to delivering housing choice and availability which will enhance and re-generate the site and surrounding area.

4.30 Design Proposals / Scheme Evolution

The design proposals for the site have been informed by the constraints and opportunities identified together with the character of the surrounding area

4.40 Amount and Use

The development proposed provides two 3 bedroomed semi detached dwellings.

4.50 Layout and Scale

The proposed site layout has been determined by the size and shape of the site, consideration of the sites constraints and opportunities.

The dwellings are positioned to avoid overlooking of the existing dwellings with all windows facing away from adjacent dwellings.

4.60 Access

Vehicular and pedestrian access to the site is taken off the existing access from Ketton Walk.

Access to individual dwellings will be provided in accordance with approved document Part M.

4.70 Car parking provision

The two 3 bed properties will have 2 parking spaces per dwelling, a total of 4 parking spaces. All parking spaces are located within the curtilage of the dwelling.

Bin storage to houses will be located to hard standing areas to rear gardens. An access gate will be provided onto Gawber Road for refuse collection.

4.80 Appearance

An assessment of the neighbourhood character established that there is a wide variety of house styles within Gawber.

Dwellings that are adjacent the development are low / medium density with varying window proportions with contrasting brick and render features.

The proposed buildings will be constructed in red brickwork with artstone features. Vertical window proportions will be utilised to maximise solar gain and increase passive surveillance and reflect the room size behind.

The submitted scheme will create a high quality development scheme, taking a lead from the positive details that exist within the locality of the site but with a distinct design theme to create a modern individual identity.

4.90 Safety and Security

The layout of the development proposals have been carefully considered to ensure safety and security for those visiting and living on the development.

- The boundary between private and public space is clearly defined by soft or hard boundary treatments.
- There are no unsupervised areas within the site layout this will limit anti-social behaviour and opportunities for crime.
- Lockable gates provided at access points to rear gardens.
- Dwellings orientated to create conditions which make any potential offender vulnerable to detection.
- Suitable locks for doors and windows of dwellings.

4.10 Scale

The scale of the development is 2 ½ storey.

05 Summary

The site of the proposed development off Ketton Walk, Gawber is within a sustainable location with good access to local facilities.

The scheme has been designed to preserve and enhance the character of the local area, which will successfully integrate into the existing landscape without adverse impact on the amenity of the existing dwellings.