SITE OF THE FORMER SALVATION ARMY, QUEEN STREET, THURNSCOE, BARNSLEY S63 OJN

Design and Access Statement
Residential Development of 4 No Terraced Houses

Prepared on behalf of:

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1.0 Introduction

This is a statement submitted in support of a proposed residential development at the site of the former Salvation Army, between 7-9 Queen Street, Thurnscoe, Barnsley, S63 0JN.

The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

Physical

The site is located in the village of Thurnscoe approximately 9.5miles east of Barnsley Town Centre. The site is bordered by Queen Street on the western edge, the Thurnscoe Business Centre car park on the Eastern Edge, and to both the north and south of the site terraced houses. Queen Street has good access to public transport links to the centre of Barnsley via B6411 Lidget Lane/Station Road.

The area of Thurnscoe is well established as a residential area which is dominated by terraced houses. Other buildings in the area consist of large industrial units to the south of Thurnscoe. The designs of most of these developments are relatively traditional and vary greatly in quality, height, scale and massing.

The aerial image below sets the site (outlined in red) in context and illustrates its position within the surrounding neighbourhood.



(Please note; the site plan above is not to scale)

Access Audit

The site is accessed off Queen Street. The new proposals will create parking to the rear of each of the 4 no properties. Pedestrian access to the site will be provided from Queen Street.

Social

The new development will bring into use a derelict site.

Economic

The area is characterised by private rented accommodation and privately owned properties. The proposed properties are designed to be affordable for the area and local residents and add to the existing good quality affordable housing stock in Thurnscoe.

3.0 Relevant Planning Policies

The development will comply fully with all requirements of the SPG document and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Relevant Planning History

A full planning application was made on 15/10/2007 – 2007/1713 for the erection of a terrace of 4 dwellings and was GRANTED conditional permission on 26/11/2007.

5.0 Evaluation of the Context

Identification of opportunities

The vacant Brownfield site presents a viable sustainable development opportunity in a residential area.
The residential scheme proposed will create a significant gain in visual amenity by a sympathetic and well designed development which will be a positive addition to the immediate neighbourhood.

Identification of constraints

The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered.

6.0 Design of the Scheme

Amount

The scheme compromises of 4 no. two bed houses with associated parking and landscaping.

Layout

The proposal incorporates 4 no. two bed houses set over 2 floors. All of the properties will allow for an open plan living, kitchen and dining space and WC at ground floor and two double bedrooms and a bathroom at first floor.
In addition each house will have a rear garden and 1 car parking space.

Scale

The proposal is entirely in keeping with the character of the area and has been designed to respond to the topography of the site and in scale with the buildings surrounding the site.

Landscaping

The landscaping will create borders between the plots with trees and shrubbery.

Appearance

The building has been traditionally styled and designed to match the styles of the surrounding properties. Materials used are predominantly local red brick and slate.

Access

The development will comply fully with all requirements of Approved Document 'M' where possible. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. Any transitions between hard and soft features will be less than 15mm in elevation. Guardrails and tactile surfaces will be used at all relevant obstacles. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. Where necessary doors have vision panels whose size and configuration meets the requirements of the Approved Documents. All stepped access points to

the building are designed to comply with Part 'M' of the Building Regulations Documents. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

7.0 Concluding Statement

This design and access statement has been written in support of a planning application for a residential development at the site of the former Salvation Army, between 7-9 Queen Street, Thurnscoe, Barnsley, S63 OJN. The statement clearly demonstrates the four steps required by Section 42 of the Act in that: The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community.

In conclusion, it is considered that the proposal meets the requirements of National, regional and local planning policy and that the Council should be supportive the scheme and grant planning permission.