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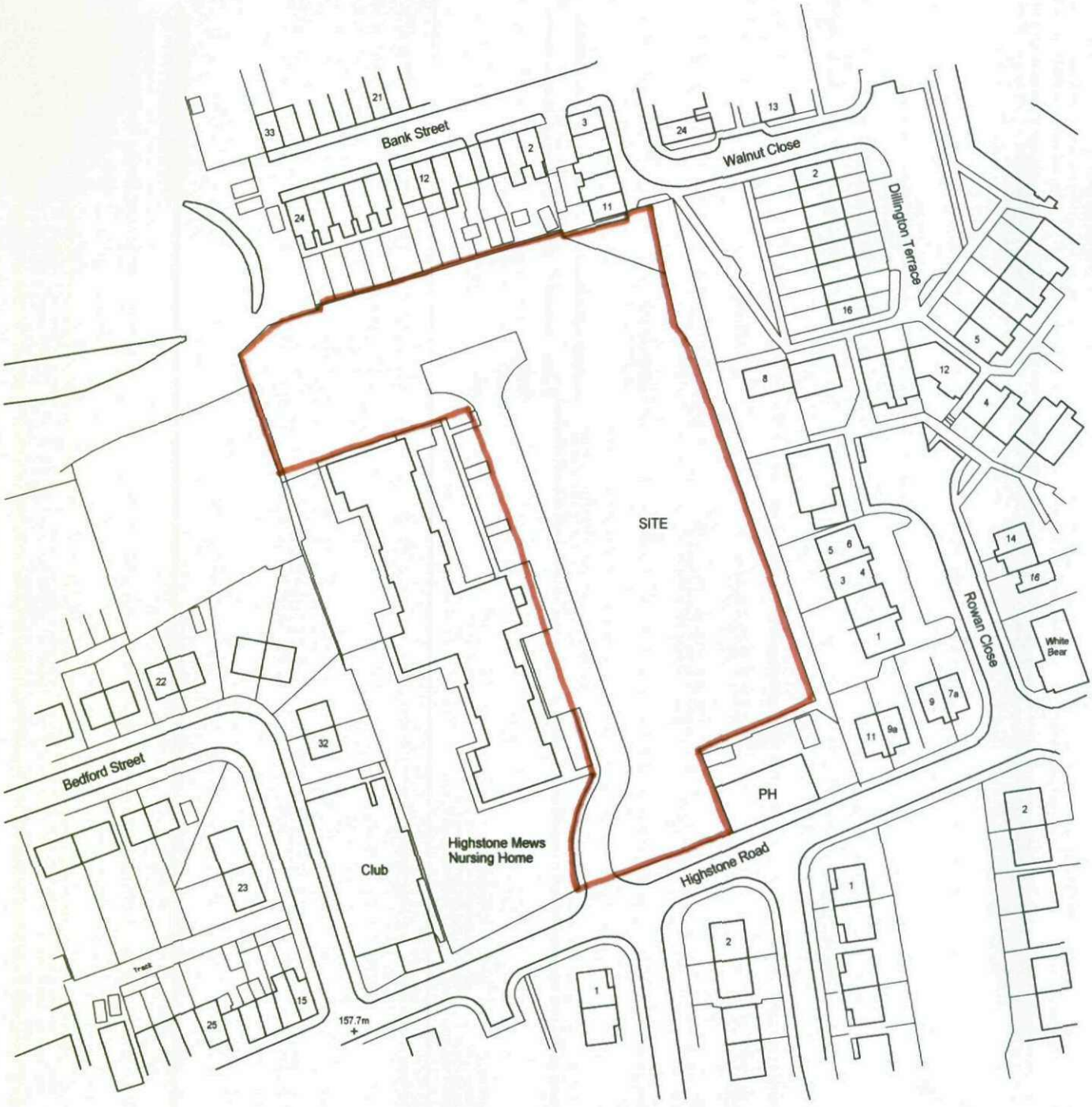
Design & Access Statement

Client: Custom Property Developments Ltd.

Project: Proposed Residential Development at Highstone Road, Worsborough, Barnsley.

68 Bentley Road, Bentley, Doncaster. DN5 9TA.
Tel: 01302 – 789567
Email: rob@unicombox.co.uk

Proposed Development at Highstone Road, Worsborough, Barnsley for Custom Property Developments Ltd.



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Drawn : R.W. Saxton.	
Date : November 2008	
Title : Location Plan	
Drawing No. 08.023.2	Scale : 1/1250

SITE DESCRIPTION & HISTORY.

The application site lies in the Worsborough area located within the Barnsley Metropolitan Borough. The application site is at present vacant; it's last known use was that as a greyhound stadium. This use ceased some time ago & the Highstone Mews Nursing Home now occupies the western part of the stadium site, which is a 2 storey building.

The application site has a frontage onto Highstone Road with the Prince of Wales Feathers Public House [now boarded up & vacant] lying to the east.

The site is surrounded to the north & east by existing dwellings, which are predominately 2 storey in height. It should be noted that these areas of land lie well below the general level of the application site.

The site lies in a predominately residential area.

PLANNING & DESIGN:

Prior to the submission of this application discussions have taken place with Ms Alexandra Cotton, an officer of the Barnsley MBC Development Control Team. A copy of Ms. Cotton's initial comments are attached as part of this statement.

In considering this site for a residential development the following has been taken into account:

1]
Is the size & scale of the proposed development appropriate?
The existing housing developments located to the north & east of the application site are predominately terraced properties 2 storey in height & are of a traditional design. The proposed house types are of a design, scale & mass that compliments these existing properties.

2]
Will the development fulfil the housing needs of the area?
The proposed house type includes 2/3 & 4-bedroom properties. The 2 bedroom properties should be appropriate for the ever-expanding first time buyer market & should be affordable.

3]
Is the site suitable for housing purposes?
The location of the site relative to existing local amenities such as schools, shops, health care facilities etc. is excellent. The site is well served by these existing social facilities

4]
Will the site be sustainable?
The site borders an existing residential area & has a frontage onto Highstone Road. There are excellent public transport links into the nearby Barnsley town centre. Car ownership on this development should be at the lower end of the scale.

5]
Is the site a brownfield site?
The site can only be described as brownfield as its previous use was as a commercial greyhound stadium. The development of this brownfield site will enable the LPA to meet its proposed percentage of new housing that should be located on brownfield sites. The development of such sites can only be seen to safeguard the green belt.

DESIGN CONCEPT:

The following areas have been considered when preparing the proposed site layout.

1]
The siting of the proposed new dwellings relative to the existing adjacent housing stock located to the north & east. Care has been taken to ensure that separation distances from any proposed dwellings to the existing dwellings meet with present local authority standards. Care has also been taken in order to ensure that the private garden amenity areas enjoyed by these existing properties are not compromised.

2]
House Type Mix. The proposed house types will be a mix of terraced, semi-detached & detached houses. These will fit in well & compliment the existing housing stock found in the immediate area.

3]
Links through to existing housing. There will be a proposed footpath link to the existing housing estate & open space located to the north west of the application site. It is the applicants intention that this proposed development should achieve Secured By Design status & any suggestions made the South Yorkshire Police Force will be incorporated into the overall development design. Their recommendations may include the following:

The type of boundary fences provided.
The type of lighting to parking court areas.
Specification of external door & window locks.

4]
Highstone Road frontage. It will be important to create an interesting frontage onto Highstone Road & the proposed site layout has been designed in order to achieve this. The CPD94 house type on Plot No.3 has dual elevations onto both Highstone Road & the site access carriageway.

5]
Appearance. The proposed external materials will reflect those found in the immediate area. These predominately facing bricks & concrete tiled roofs. Care will be taken to ensure that the choice of external materials is appropriate for the area.

6]
Landscaping. There are no trees located on the site at present. A landscaping scheme has been indicated on the Site Layout, which can be enhanced if required by the LPA. Areas located within the development will also be planted with shrubs & the entire front & rear gardens will be turfed. The species of trees & shrub will be of a scale conducive to the sites residential status.

SITE AREA & DENSITY:

The site area is 0.69 hectares & the density of the proposed scheme is 35 units per hectare.

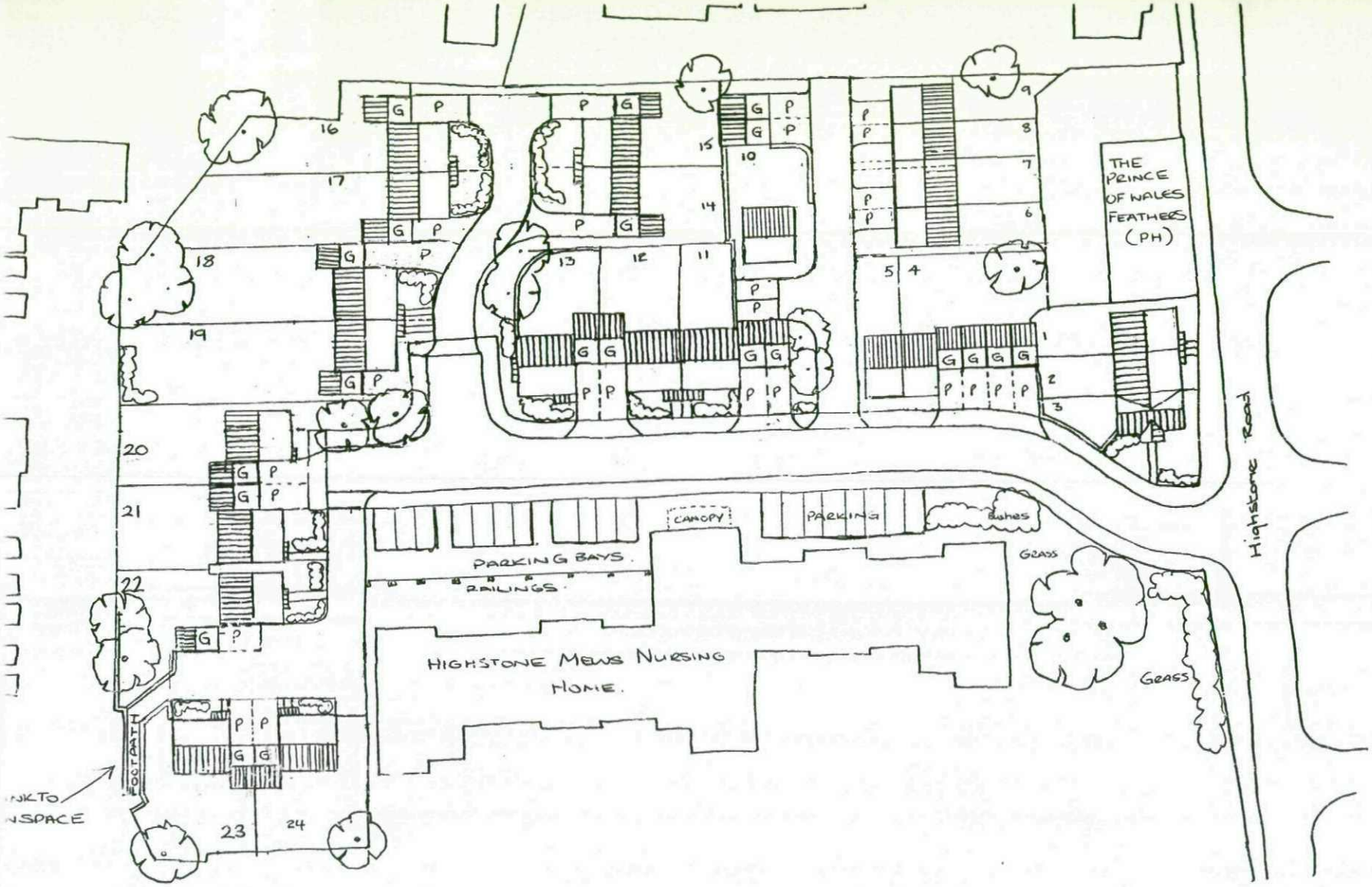
ACCESS:

Access to the development will be made by the existing road layout, which presently serves the Highstone Mews Nursing Home. Minor revisions to the alignment & turning head arrangements to this existing carriage are proposed & are indicated on the submitted Site Planning Layout.

The vast majority of the proposed dwellings have a minimum of 2 allocated parking spaces. These are located within the individual dwelling boundaries or contained within parking courts. The parking courts have been designed & sited so that the travel distances from the houses are not excessive.

Each dwelling will have a bin storage area located to the rear & a small hardstanding will be created at the front in order to accommodate the refuse bins on collection days.

Each dwelling will have a flush level access provided to the main entrance in order to facilitate wheelchair access as required by current Building Regulations.



2B - 5×7.2
3B - 5.4×8.6
3B log - 5.4×8.6 (.6×2.6 parking).

3B-93 - 5.4×8.6

Sketch Layout

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24 PLOT
– 1
– 1
– 2

Amendments.

570 4DD

Date : August 200
Drawing Title : Sk
Drawing No. 08.1

Project Title :
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Archit
68 Bentley

Subject: Pre Application Advice - Highstone Road, Barnsleyr>
Thankyou for your quick responce and comments. I'm meeting with Rob Saxton this morning so i will pass these on and ask him to have everything ready as soon as possible so we can move forward and hopefully be in a position to be starting the development in the new year, fingers crossed.

If you can forward on any highway comments you recieve that would be a big help as Rob can sort these whilst drawing the plans.

Thanks again for your quick responce.

Shane Miller
Managing Director
Custom Property Developments Ltd

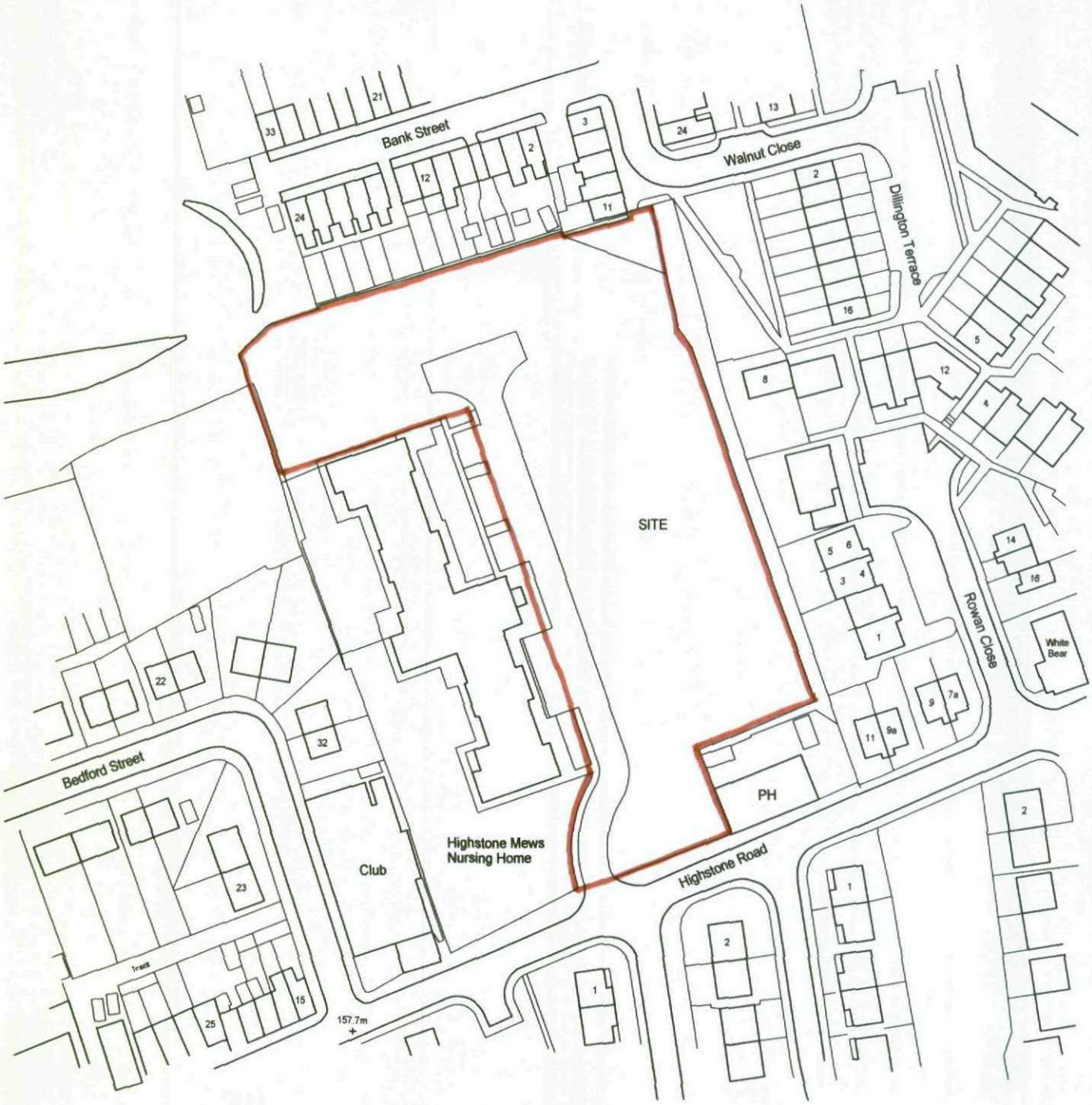
Message Received: Sep 23 2008, 01:19 PM
From: "Cotton , Alexandra"
To: "'shane@miller0612.fsnet.co.uk'"
Subject: Pre Application Advice - Highstone Road, Barnsley

Hi Shane,The draft layout, which includes 24 units, looks generally ok and therefore I do not think it is necessary to have a meeting this afternoon to discuss it. It is likely that the application will be classed as a major development and therefore run for 13 weeks which will give us time to iron out any problems which arise from the formal consultation process. Highways may have some concerns with the parking layout adjacent to the old peoples home but I am sure they can be addressed during the processing period. Obviously it is easier to give comments with elevational drawings but as the separation distances appear to have been met, bin storage will be incurtilage and all have adequate private gardens I doubt there would be any major problems. Notwithstanding that it is important that the units are well designed, incorporate good quality materials and are not all exactly the same appropriate boundary treatments are proposed and drainage details are provided, I cannot foresee any significant problems. An open space contribution will be required as there are over 20 units and this will be organised through a Section 106 Agreement. Please note this is an informal opinion only and will not prejudice the outcome of any planning application. Regards Alexandra CottonPlanning OfficerDevelopment Control TeamBarnsley Metropolitan Borough CouncilPlanning and Transportation ServicePO Box 604Barnsley S70 9FFTel: (01226) 772590Fax No: (01226) 772591Email: alexandracotton@barnsley.gov.uk

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