# Design and Access Statement

For

5no New Dwellings
Land Off Barnsley Road/Dartree Walk, Darfield

These statements are prepared with reference to the relevant local authority guidance and information, in order to comply with the revised requirements of the General Development Procedure Order and the requirements of SI 2010/567 coming into force on 6th April 2010.

## The Design

Planning History

The application site has outline planning approval for residential development - App No 2013/0118 dated 4/4/13. Matters were reserved for layout, scale, design and external appearance, means of access and landscaping.

The Sites Surroundings – Spaces, landscaping and movement routes

The site is located on Barnsley Road, formerly part of the Longbow PH, which has now been converted to a Co-operative convenience store.

The shop is located centrally on the original plot with customer parking on the area of the original pub car park to the Westens side of the building, the buildings being converted to the shop and the beer garden and ancilary areas to the East forming the extent of the application site.

The application site is bounded on the Eastern boundary by a public footpath and right of way, running along the boundary between the application site and the school grounds. To the North is Dartree Walk, with residential properties beyond. The South is Barnsley Road, with telegraph poles and a bus stop and shelter on the boundary/grass verge immediately adjacent to the site. The Western boundary is occupied by the convenience store as noted above.

Dartree Walk provides access to the adjacent school and there are some yellow keep clear road markings on the road running part way along the Northern Boundary.

Character of surrounding buildings

The existing surrounding buildings are brick built relatively modern styled houses and the convenience store is built in brick in a contempory design.

Identifying opportunities, constraints and design principles.

After visiting the site it was noted that at school starting and finishing times the areas surrounding the adjacent school were busier than at other times during the day and evening. This needs to be considered when planning the site layout and parking

arrangements for the new development, ensuring adequate off street parking. Consideration also needs to be given to the hazard keep clear markings on Dartree Walk, both during construction and in the design of the scheme.

There is a bus shelter/bus stop adjacent to the site boundary facing Barnsley Road. It would be uneconomical to relocate the bus stop and thus impractical to form a new safe access to the site from Barnsley Road.

A group of two trees are located to the South Western corner of the site. Any new development should be designed to ensure a reasonable distance to form usable amenity space and also not to affect the trees roots. A root protection area should be established and a rigid fence provided to protect the trees during construction.

Due to the site area available, the applicant believes that the site is better served to accommodate five town houses, along with private parking spaces. The principles of space about dwellings have been considered, particularly with regard to over looking and privacy, both for the new properties but also the loss of privacy for the existing adjacent dwellings.

The levels and roof height has also been carefully considered, comparing the heights and levels of the adjacent properties.

Scheme Design – Description of submitted scheme and the justification.

Although the development is of a small scale, it is important to ensure that careful design will make the project fit in with its surroundings.

The scheme comprises of a block of two semi-detached houses, similar is size to the adjacent properties, along with a block of 3 townhouses, all with similar size private rear gardens.

The new properties are served by a communal private drive and parking area to the centre of the site, which provides access to off road private parking spaces for each property. Each new property shall have 2 parking spaces each with 1no additional parking space for visitors.

The proposed site layout takes into account the safe access/egress from the site and the position of existing trees on the site, to ensure a safe and high level of amenity for future occupiers.

Social Aspects – How local people will be affected

The proposed development will have minimal impact on local people. The development will ensure that an otherwise undeveloped, untidy and overgrown site will be put to good use and will be maintained for the foreseeable future.

Economic Aspects – the contribution the dev will make to local economy

The development, although small, will provide additional reasonably priced housing, in an area where demand is high.

Involvement of the community – neighbours, councillors, local community groups – planning and building regs consultations.

Due to the developments small scale it is not practical to consult with councillors and neighbours, etc at this stage, however we appreciate that this will be done as a part of the planning application process. The applicant will be happy to discuss the proposals with any neighbours or councillors should the need arise at that time.

The scheme will be carefully designed so as to comply with the current building regulations. Careful consideration has been given to the access of building and incorporation of current and forthcoming changes to the building regulations.

The previous approval drawings and approval documents have been considered during the design and development of this scheme.

Planning Policies

The National Planning Policy Framework has been referred to along with the local authority UPD/Core Strategy/Local Framework policies and have been considered in relation to this application.

Evaluation of the information collected.

All information collected and obtained as part of and during the design process will be considered and incorporated into the scheme where possible and in many cases is included within this document.

The amount – Number of units

The site has previously been granted outline planning approval for a 4no dwellings, however this application is for an alternative layout for 5no dwellings which would be better suited and be more appropriate for the development of the site.

The proposed scheme is for 5no Townhouses.

Layout – Relationship of buildings, routes, open spaces

The new buildings have been designed and orientated in a way so as to align with the surrounding properties. Block 1 has been designed to face onto Dartree Walk, with parking to the rear for plot 2 and to the side for plot 1. This ensures that new access onto Dartree Walk are kept to a minimum, in the interest of highway safety in the vicinity of a school.

Access to the site is via a new private drive off Dartree Walk, from where suitable travel distances and gradients can be achieved. All the new private parking for the development will be accessed via the new private drive.

Private gardens have been created to the rear of the properties, which are similar in size and proportion to those in the surrounding area.

Space about dwellings and establishing constraints - Safe spaces have been provided, with reference to the Secure By Design guidance to reduce the effects of crime and disorder and help to contribute to a good quality of life for the occupiers. This will be achieved through high security locks to doors, close boarded fencing to rear gardens with lockable gates. Natural survelience will be incorporated into the

scheme through high level windows to the gables ends of the dwellings and security lighting to the front of the properties and rear gardens.

Scale – Justification of height, width and length in relation to surroundings.

The scale of the new dwellings has been carefully considered, and follows the scale of the adjacent buildings and dwellings in the surrounding areas.

Landscaping – Hard and soft landscaping to protect and enhance amenities of site

Landscaping is to be provided to private spaces to enhance the amenities of the site through the carefully choice of hard and soft landscaping.

The landscaping scheme will comprise of low level shrub planting at each side of the site access and to the fronts of the properties. Turfed rear will be provided to the remaining front and rear gardens.

Appearance – Materials and character in relation to surroundings, architecture, decorations, lighting.

After careful consideration of the surrounding properties and the previous planning approval, it is concluded that brickwork will be used on the front elevation, along with brick window heads and cills.

Brickwork in a reddish colour similar to that used on the adjacent properties shall be used on the development.

Low energy lighting will be provided adjacent to each entrance door on the front elevation, such as a coach lamp or similar, with a bulkhead low energy light fitting to the rear of each property. This will help in the interests of security.

## Access Statement

This access statement relates only to the access to the development and therefore does not extend to internal aspects of individual buildings, which are covered under the building regulations.

Applicants policy and approach to access for disabled people.

The applicant is fully committed in providing suitable access to the new development for all persons including disabled persons. The building regulations Part M are fully incorporated into the scheme, along with any design ideas and innovations to enhance the use of the premises for disabled users.

Sources of advice on design and accessibility and technical issues.

The Building Regulations Approved Document Part M is fully incorporated into the scheme. Consideration is also given toward the Equality Act.

General site description and access to the site

The site is slightly  sloping site site, down towards Dartree Walk, which should provide relatively easy access for disabled people.  A bus stop is located close to the site entrance (on Barnsley Road) giving easy access to the shops and other local conveniences.

There is off street parking provided for the new development, giving safe space for parking etc for disabled people.

A turning area is provided within the parking area to allow cars to turn around and leave the site in a forward gear.

Access for emergency services.

Access for emergency services is via Dartree Walk, into the private parking area. The rear of the properties is accessible using a 40m hose from a fire tender.

Circulation around the site.

A footpath is generally provided around the perimeter of the buildings, with a ramped access to the principal entrance door (usually the front door).  The front parking area links directly onto Dartree Walk, giving pedestrians and vehicles alike good access to the site.

Egress in the event of emergency

Escape windows are provided to all habitable first floor rooms, so that a person could be rescued by ladder in the event of an emergency.  All external doors to the premises lead directly outside and clear of the buildings.  The Building Regulations Approved Document Part B is carefully considered in the design of the site and dwellings.