WORSBROUGH ROAD, BLACKER HILL

Design and Access Statement
New development of 5 No.4 & 3 bedroom detached town houses.

Prepared on behalf of:

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1.0 Introduction

1.1 This is a statement submitted in support of a development of 4 four bedroom detached properties and 1 three bedroom detached property on land off Worsbrough Road, Blacker Hill, Barnsley.

1.2 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

2.1 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.

2.2 Physical

The site is situated off Worsbrough Road in Blacker Hill and is located approximately 3.5M South of the town of Barnsley. Blacker Hill is a semi-rural village on the outskirts of Barnsley in South Yorkshire. It has a busy village centre surrounded by some housing and green belt countryside. The area directly surrounding the site is built up on one side with a mixture of semi detached and detached houses; however, there are large expanses of farmland and open fields surrounding the remainder of the site. The site is a narrow triangle with a very steeply sloping topography on the top of a hill. This makes the site very difficult to develop but also provides excellent views.
The aerial picture below shows the site in context.



Site photographs illustrating the green surroundings and countryside views



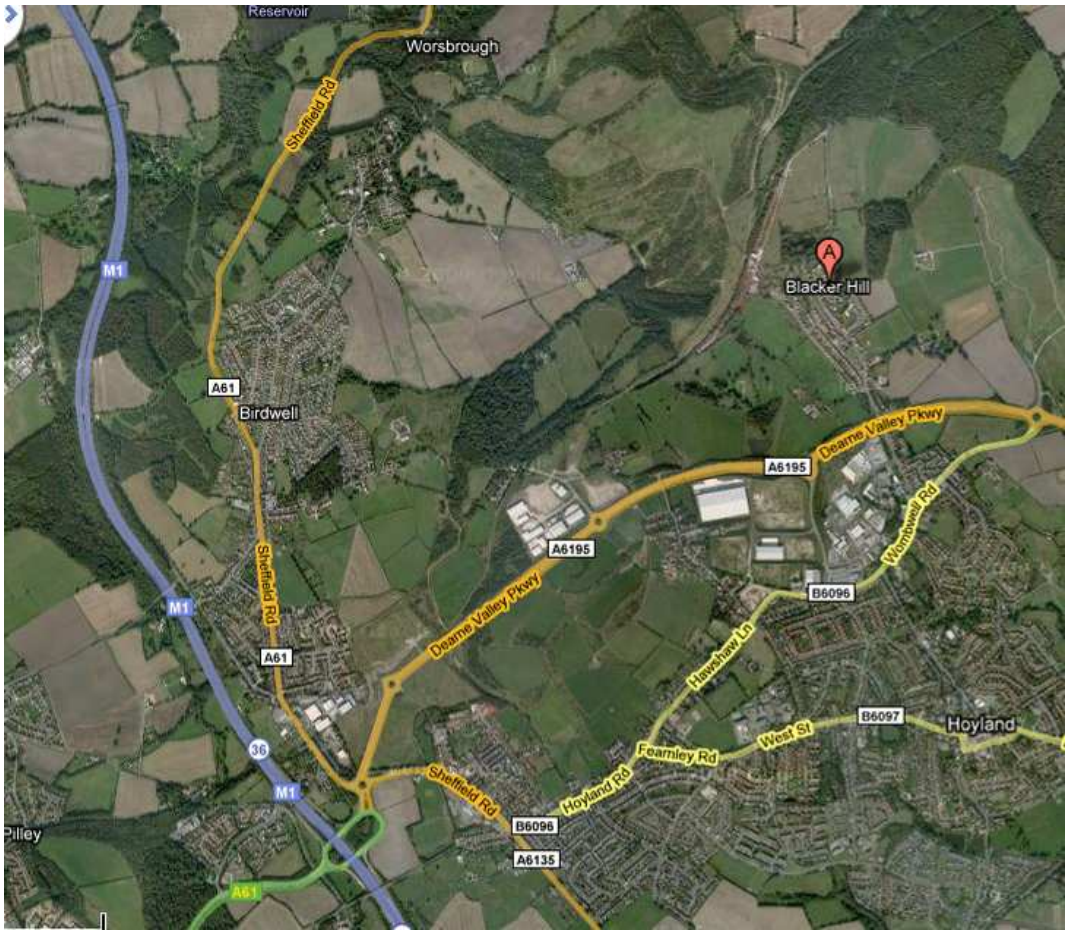






2.3 Access audit

It is proposed to retain and enhance the existing access at the Southern point of the site. A restricted junction here (no left turn) and the provision of a passing place on Wosborough Road will improve safety along this single track road.
The drive and parking court will be constructed using a permeable material and be surrounded by landscaping. There will be a 6m turning facility incorporated within the site.
Garages will be provided for the 4 bedroom detached properties and a driveway to fit 2 no. vehicles will be provided for the three bedroom detached property.
The site is located near bus routes into Barnsley. The site is also located near to J36 of the M1 via the newly constructed Dearne Valley Parkway allowing easy access to the motorway.
Traffic movements to and from the site will differ from the existing use. Rush hour traffic should not be significantly affected.



2.4 Social

The new development on this site is an attractive scheme that will be consistent with the residential nature of the area. The scheme aims to utilise a vacant site within the village area of Blacker Hill that is becoming overgrown, untidy and creating the potential for fly tipping. The scheme aims to provide much sought after good quality residential properties for families in the area.

2.5 Economic

The scheme aims to provide good quality affordable family housing in a desirable residential area Barnsley with good transport links to Barnsley town centre and the M1.

3.0 Relevant planning policies

3.1 The development will comply fully with all requirements of the SPG document and Approved Document 'M'.

4.0 Relevant planning history

There have been previous applications made on this site. These include B/04/0813/HN a full planning application for 6 residential dwelling units ; 2006/1012 an outline application for 5 residential dwelling units, and 2009/1224 an outline application for 7 residential dwelling units.

5.0 Involvement of community members and professionals, undertaken/planned

5.1 A noise report survey was not deemed necessary due to the site already being in an established residential area.
Consultation has been undertaken with TPS Consultants of Wakefield in the development of the site plan.

6.0 Evaluation of the context

6.1 Identification of opportunities
There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by a sympathetic and well designed development which will be a positive addition to the immediate neighbourhood. The development also aims to provide family housing in a sustainable and desirable residential location.

6.2 Identification of constraints
The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered. The topography of the site is very steep and will require significant retaining measures.

7.0 Design of the scheme

Amount: The proposed development incorporates 5 No. detached houses: 4 No. four bedroom houses and 1 No. three bedroom house.

Layout: The buildings utilize the topography of the site by stepping down into the banking for 4 storeys. The dwellings appear to be 4 storey houses to the street frontage to take advantage of the countryside views and 3 storey dwellings at the rear. The second floor comprises of 2 bedrooms, a bathroom and a study, the first floor is living with a terrace and the basement is used for kitchen and dining. There is an additional master bedroom in the roof. The new dwellings are carefully designed not to infringe on any overlooking distances. Each dwelling will have its own private garden to the front and rear of the site.

Scale: The building is 4 storeys to the front and 3 to the rear which is in keeping with the height and massing of the surrounding properties, especially the relatively new properties between Wentworth Road and Worsbrough Road.

Landscaping: Currently the site is covered in scrub landscaping and earth. The proposed design will maintain a large proportion of vegetation and landscaping. Paved areas for vehicles will be constructed using permeable material.

Appearance: The style of the proposed properties has been designed to match the styles of the surrounding properties. Materials used are predominantly brick with stone details used on the elevations. The property will be kept to a residential scale to compliment the surrounding properties. The development aims to be sympathetic to the existing identity of the immediate neighbourhood whilst providing high quality housing in the street that will benefit and enhance the neighbourhood.

Access: The development will comply fully with all requirements of Approved Document 'M'.

8.0 Concluding Statement

8.1 This design and access statement has been written in support of a planning application for a new development of 5 No. four/ three bedroom detached houses: 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
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site

- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

Provision of family housing in a popular residential area
Access
Safety and security
Sustainable development
Visual amenity

8.3 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 of the scheme and grant planning permission.