PROPOSED RESIDENTIAL DEVELOPMENT

on

LAND AT GREENFOOT LANE BARNSLEY

For

RICHFIELD DEVELOPMENTS

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for Town & Country Planning consent for residential development of twelve dwellings comprising a single detached house, four pairs of semi-detached houses and block of three town houses

2 THE SITE

The site is situated at the southern end of Greenfoot Lane, approximately 1 mile north east of Barnsley Town Centre.

The area has mixed uses including Barnsley District General Hospital, Residential, St Pauls Church, and Offices.

The site is brownfield as it was formally a Residential Care Home. The buildings were demolished to ground level and the floor slab and access road are evident as shown on the site survey and photograph below



Greenfoot Lane forms the eastern boundary of the site and this adopted highway runs between Huddersfield Road to the North and Gawber Road to the south. The junction with Gawber Road is controlled by traffic signals. Along the site frontage there are parking bays and parking restrictions.

To the south of the site is a large multi storey office block, built in red brick under a dark grey tiled roof. Car parking, to serve the offices lies to the west of the site.



EXISTING OFFICES TO THE SOUTH OF THE SITE

Substantial rear gardens of properties along Queens Drive extend to the western boundary of the site. However the dwellings themselves are a significant distance from the site.

The residential properties are of traditional construction with no predominant style or materials, examples are shown below.



126-28 GREENFOOT LANE



REAR OF PROPERTIES TO PALM ST, FACING GREENFOOT LANE



1 GREENFOOT LANE OPPOSITE THE SITE



3 & 5 GREENFOOT LANE

The site is currently vacant and overgrown with metal security fencing along the Greenfoot Lane boundary

An Arboriculture Report has been prepared by Coppice Landscapes and this is included as part of the application documentation.

The site slopes downwards from Greenfoot Lane towards the west. The gradient varies and existing levels are shown on the site survey drawing.

There is an existing access from Greenfoot Lane.

The site is within reasonable walking distance of local shops and amenities and there are bus routes to the town centre nearby that run frequently due to the proximity of the Hospital.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the dwelling is ‘brown field’ and considered suitable for the development proposed. The site is situated in sustainable area and the change of use to residential is appropriate and beneficial to the general amenity of neighbouring properties and the area in general.

The only available access point is from Greenfoot Lane. The proposed new access has been sited to suit the site layout and achieve the maximum visibility in both directions, and avoid the need to reposition a street lighting column.

There is a Yorkshire Water sewer crossing the site and this, together with a 6m wide ‘no build’ zone is shown on the submitted drawings. The restrictions arising from the presence of this sewer have been fully accounted for in the design of the layout and positioning of the dwellings.

The majority of properties along the southern section of Greenfoot Lane, are set close to the back edge of the footway, in particular No’s 26 & 28 adjacent the site and No1 Greenfoot Lane, opposite the site.

This characteristic has been adopted for the new development to maintain the continuity of the street scene.

A minimum separation distance of 10m has been maintained between first floor habitable room windows and existing rear gardens.

Private amenity areas to the new properties have been designed to meet the recommendations contained in the South Yorkshire Residential Design Guide.

To avoid continuous rows of parking spaces the parking arrangements have been designed with a view to introducing significant areas to the property frontages for landscaping.

There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwellings are not incongruous when viewed in the context of the general style of properties in the area.

The proposals for residential development of the site as shown on the submitted proposals will causes no significant harm to the local environment and does not create any Planning difficulties.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access points, restriction due to site topography, existing sewer and the proximity of adjacent buildings.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

4 SOCIAL & ECONOMIC CONTEXT

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 ACCESS

Access to the development will be located as shown on the submitted drawings.

The existing access will be removed and the footway reinstated including road markings as required by the Local Authority.

A new access road will be formed to adoptable standards with a gradient not exceeding 1 in 12

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly

regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 CONCLUSIONS

The site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.