DESIGN & ACCESS STATEMENT

IN SUPPORT OF AN APPLICATION FOR A DOUBLE STOREY SIDE EXTENSION & PART DOUBLE, PART SINGLE STOREY EXTENSION TO REAR

@ No 1 LAITHES LANE, ATHERSLEY, nr BARNSLEY, S71 3AA

1 ASSESSMENT OF CONTEXT

1.1 PHYSICAL CONTEXT

SURROUNDING

1.1.1 USES: The surrounding area consists of a mix of residential & commercial uses. The area within which the site is located lies within a 'Housing Policy Area' on the Barnsley Unitary Development Plan (Adopted December 2000), directly adjacent to an 'Other Shopping/Commercial Area'.

1.1.2 BUILDINGS/CHARACTER: Surrounding buildings consist of a mix of detached, semi-detached & terraced properties; along with some commercial units. The majority of residences in the immediate area are constructed of brick with tile or slate roofs, however there are exceptions. Most buildings have white p.v.c. windows & doors, although some still retain original painted windows & doors. The commercial units are of a more modern construction, predominantly profile steel sheets. There is no over riding characteristic for the surrounding buildings.

1.1.3 SPACES: Immediately to the North, South & East of the site are residential properties (Housing Policy Area). Immediately to the West is a substantial shopping centre (Other Shopping/Commercial Area). There is also a large supermarket close by to the North-East (Other Shopping/Commercial Area).

1.1.4 ACCESS ROUTES: The site lies on Laithes Lane, the main road through Athersley & near to the junction with Wakefield Road (A61), a major transport route, both designated as part of the 'Strategic Highway Network' on the Barnsley UDP.

1.1.5 ACCESS TO LOCAL SERVICES/TRANSPORTATION: The site lies within easy walking distance of local amenities. There are bus stops very close to the site giving excellent access to the public transport network.

1.1.6 ANY SPECIAL DESIGNATION: There are no Conservation Areas, Listed Building or any Green Belt land close to the site.

SITE

1.1.1 USES: The site is currently wholly commercial in use. The existing building being used as a Dental Surgery. The site is unallocated on the Barnsley U.D.P (December 2000).

1.1.2 BUILDINGS/CHARACTER: The existing building is constructed of red brick walls (front elevation painted white) with a red tiled roof. Windows & doors are white p.v.c.

1.1.3 SPACES WITHIN SITE: The site has an extensive rear garden area, a small front garden & a large tarmac driveway to the side.

1.1.4 ACCESS THROUGH SITE: Access through site is afforded by a combined vehicular/pedestrian access situated on the Northern boundary. The property has hardened surfaces leading to the entrance.

1.1.5 NATURAL FEATURES: The site has a substantial privet hedge to its rear Eastern boundary (joint boundary with No 3). There are also substantial trees & bushes along its Southern (rear) & Western (side) boundary. The Northern (front) boundary is a brick wall with wrought iron on top.

1.1.6 TOPOGRAPHY/GRADIENTS: The site is almost level having a slight fall from North (front) to South (rear). The driveway has a very gentle slope leading to the entrance. The rear garden continues the gentle slope to the boundary.

1.1.7 ANY SPECIAL DESIGNATION: The site does not lie within a Conservation Area or on Green Belt Land & is not within the grounds of a listed building.

1.2 SOCIAL CONTEXT

1.2.1 EFFECT FROM LOSS OF EXISTING USES: The scheme involves the loss of a small amount of land to the rear & side, which is currently hard surfaced. A substantial rear garden will still be retained.

1.2.2 OVERLOOKING/OVERSHADOWING FROM SITE: The scheme has been designed to overcome any potential overlooking. There are no areas for concern as all windows face away from neighbouring properties. The rear development is part double storey (1.5m projection) & part single storey (3.0m projection) and is sited adjacent to a 3 metre high hedge along the boundary; the side development is stepped to follow the adjacent 2.0m high brick boundary wall. Both extensions have been designed to minimise any potential overshadowing.

1.2.3 IMPACT ON LOCAL SERVICES: Given the small scale of this development it is considered that there will be limited impact on local services, facilities & amenities.

1.3 ECONOMIC CONTEXT

1.3.1 JOBS CREATED: The development will generate jobs during construction, with the long-term prospect of employment for a dentists & support staff.

1.3.2 BUSINESS SUPPORTED: The development will support local business during construction, however long term commercial benefit is likely to be very limited.

1.3.3 EFFECT ON AREA TO POTENTIAL INVESTORS: The development will overall have little effect on making the area attractive to investors. One benefit may be that investors may be encouraged to purchase properties within the area in the hope of developing them in a similar limited way, thus stimulating the housing market & consequently making the area sustainable.

1.4 PLANNING POLICIES

H8 The development is an extension to an existing use & is therefore compatible with the area.

H8B (A) The development will not have an unduly harmful impact on neighbouring & nearby residents.
(B) There will be no unduly harmful visual impact on the character of the area. All existing boundary treatments are to be retained. The proposed extensions are to be sited to the side & rear; they are small in scale & to be constructed of materials to match the existing building.
(C) Existing highway standards are to be maintained.
(E) There is no conflict with other policies of the plan.

H8E Although the property is not a dwelling, it is adjacent to dwellings. Therefore the development has taken account of this policy. The proposed extensions:-
(A) harmonise with the existing building, being small in scale & constructed of materials to match.
(B) do not adversely affect the amenity of the adjoining property being a small, part double, part single storey & to the rear which will also be partly screened by the existing privet hedge. The side extension has no impact on the adjoining property & is sufficiently distanced from other buildings to have a negligible effect.
(C) do not affect the character of the street scene.
(D) have no impact on highway safety.

ED4 The proposed extensions:-
(A) will create no pollution at all
(B) will create no more noise than already exists - this is minimal.
(C) will create no visual intrusions.

ED10 The proposed extensions will not affect the amenity of neighbouring properties, highway issues are to remain unchanged & the design is of a good standard.

GS22 No trees or hedgerows will be affected by the development.

BE6 The extensions have good design standards.
(A) the development is small scale.
(B) land around the development will not be affected.
(C) materials are to match the existing building & the design is in keeping.
(D) sustainability will not be affected.
BE6B The development seeks to improve accessibility for all users.
(A) site is very close to public transport.
(B) the whole scheme is to create provision for disabled people.
(C) a specific disabled car parking exists adjacent to the building.
(D) a level access exists & a 1 in 12 ramp to the external door is proposed.

T2 The development will have no detrimental affect on the highway network.

T14 The site is easily accessible to public transport users.

T17 Car parking arrangements are to be maintained.

T22 Car parking, servicing & manoeuvring are to remain, unchanged. The current arrangements allow for staff & patients to park in the nearby shopping centre & supermarket car parks. Disabled patients are to park adjacent to the building on the driveway.

T27 The needs of pedestrians are adequately served.

2 INVOLVEMENT OF COMMUNITY MEMBERS

Neighbours have been consulted in accordance with the Councils policy.

Letters were sent to adjacent neighbours and site notices were posted to inform nearby residents & the wider community of the proposed development.

The application will also be subject to statutory Local Planning Authority consultation.

It is our opinion that considering the small scale of the development the steps taken are in line with the Council's Statement of Community Involvement..

No adverse comments or objections were raised by anyone either verbally or in writing.

3 EVALUATION

3.1 COMMENTS TAKEN INTO ACCOUNT: Although no adverse comments or objections were received, the scheme has been designed to protect the residential amenities of all who may be affected by adhering to the Councils design guidance.

3.2 WHY NOT: No comments received.

3.3 PHYSICAL/SOCIAL/ECONOMIC CONSTRAINTS: We consider there are no physical, social or economic restraints that apply to the development.

3.4 POLICY CONSTRAINTS: The site is not subject to any policy constraints as it is within a 'Housing Policy Area' on the Barnsley UDP.

4 DESIGN OF THE SCEME

4.1 USE

4.1.1 JUSTIFIED - SITE & SURROUNDINGS: The site itself is commercial in use being a dental practice. The site lies within a mixed use area, primarily residential with some commercial buildings close by. The site is situated within an existing settlement, close to public transport links & all local amenities. The site has no overlooking or overshadowing issues with neighbouring properties.

4.1.2 JUSTIFIED - LAND USE POLICIES: The site is unallocated, has an existing commercial use & constitutes previously developed land; ie already occupied by a permanent structure & associated fixed surface infrastructure. The best use for the site is therefore considered to be commercial.

4.2 AMOUNT

4.2.1 HOW MUCH DEVELOPMENT: The site is situated in a good location with regard to accessibility, being close to public transport links & local amenities. The development is small in scale compared with the host building & the land within which it lies. It is therefore considered the amount of development is appropriate for the site & the area, and would have no detrimental impact on the locality or neighbours.

4.2.2 DISTRIBUTION ON SITE: The sites to be developed are currently hardened areas to the side & rear of the property, set in a large garden area. It is considered a double storey side & part double, part single storey rear extension would be suitable development. The distribution of the development is influenced mainly by the availability of space & the layout of the existing building.

4.2.3 RELATION TO SURROUNDINGS: The proposed development is part double, part single storey & designed to have as little impact on the host property & adjacent properties as possible. The maximum height of the development is equal to or sub-ordinate to the original property & surrounding buildings. The nature of the development is intended to limit any overshadowing or overlooking issues & the existing boundary treatment will assist in screening much of the extension. The extension has also been designed to allow for vehicular access, car parking & turning facilities to the rear if required in the future.

4.3 LAYOUT

4.3.1 RELATIVE LOCATIONS OF DIFFERENT USES: The location of the proposed development has been determined by the availability of space & the existing layout. The area to be developed can be done without any loss of amenity to host & adjoining residents. Car parking arrangements will be unaffected by the development & provision has been made for any future changes to the existing arrangements.

4.3.2 ACCESSIBILITY & TRAVEL DISTANCES: Accessibility to the building is adequate for all users as access around the site is essentially level. The building will be accessed from external via a new widened side door with low threshold sill, to which a 1 in 12 ramped approach is to be constructed, with a level landing adjacent to the doorway. The remainder of the driveway slopes very gently towards the rear. All vehicular areas are sealed with a hardened & drained surface. **The intention of the entire scheme is to provide a good standard of access to & through the building for disabled users, including sanitary facilities**, none of which exist at present. Although the existing means of access to the building has historically not proved to be an issue for disabled people, having only first floor surgeries is an issue & the installation of a stair lift has been dismissed by specialist firms. Furthermore the new surgery is to be designed with particular regard to disabled use - space for wheelchair manoeuvre being the main consideration.

4.3.3 GRADIENTS & TOPOGRAPHY: The immediate area around the site is generally level. This will provide safe access & external circulation area for all users.

4.3.4 CRIME PREVENTION MEASURES: The existing low level security lighting system is to be extended to the proposed extension. British Standard locking mechanisms & roller shutters to match existing, are to be provided to doors & windows. These measures along with the existing residents occupancy will provide adequate crime prevention measures.

4.4 SCALE

4.4.1 SIZE OF BUILDINGS IN RELATION TO SURROUNDINGS: The extensions have been designed to take into account the amenity of host & adjacent residents. They are double & part double, part single storey & in character with adjacent buildings. The extensions will be no higher than the original building at their highest & lower than the host property & surroundings for the remainder, so they do not become an overbearing feature. Given that the extensions are partly equal to & mostly sub-ordinate to the host building & surroundings and that there are no over looking or overshadowing issues, it is considered that the scale of development is acceptable.

4.4.2 SIZE OF ENTRANCES/FACADES IN RELATION TO HUMAN SCALE: The entrances/facades are in line & in keeping with the host building & therefore their scale is not an issue, especially as the rear extension cannot readily be seen from a public domain.

4.5 LANSCAPING

4.5.1 LANDSCAPING PRINCIPLES & DETAILS: The existing vehicular areas are hardened, sealed & drained (tarmac). The garden areas will be retained undisturbed. The area of the site to be developed is at present an area of hard standing. Surrounding trees will be unaffected by the development. Therefore there will be no loss of visual amenity of the occupiers, neighbours or the wider public.

4.5.2 FUTURE MAINTENANCE DETAILS: All landscaping, vehicular & amenity areas are to be maintained by the existing occupiers.

4.6 APPEARANCE

4.6.1 ARCHITECTURE/STYLE DESIGN/DETAIL: The extensions have been designed to be in keeping with the host dwelling & surroundings. The walls are to be brickwork, the roof is to be tiles; doors & windows are to be white p.v.c. & all other finishing details are to match existing.

4.6.2 MATERIALS, COLOURS, TEXTURES: All materials are to match the host building. Red rustic brickwork to the walls, flat smooth red tiles to the roof, white p.v.c. windows & doors, black painted sills & lintels.

4.6.3 LIGHTING: The low level lighting system is to extended to the extension.

4.6.4 HOW ACCESSIBILITY AFFECTED: The small level of development has no detrimental effect on accessibility within the site or the wider area.

4.7 ACCESS

4.7.1 EQUAL & CONVENIENT ACCESS: The existing access arrangements are to be improved dramatically. A 1 in 12 ramp with a level landing is to be constructed to an enlarged entrance door which is to be fitted with a low threshold sill. Wide corridors are to be created leading to a disabled Toilet & wheelchair friendly surgery. Disabled standard parking space is available adjacent to the building. The site has a gentle gradient & will be easily negotiated by wheelchair users. Convenient access to all local amenities & facilities along with nearby public transport links ensure sustainable development.

4.7.2 IF NOT - JUSTIFY:

5 OTHER MATTERS

The primary intention of the development is to provide accessible facilities for disabled users, including safe, high standard access to & through the building.

It is hoped that this will improve the quality of life for disabled people along with their relatives & carers within the area - removing the need to travel longer distances to receive dental treatment.

The small scale of this development would have no significant visual, amenity or economic impact on the area. However by improving the lives of disabled people & the people on whom they depend, it is considered it will have a beneficial social impact.

Mr. R. NICHOLSON
1 LAITHES LANE
ATHERSLEY
Nr BARNSLEY
S71 3AA

NOTICE OF PROPOSED DEVELOPMENT

Mr. R. NICHOLSON HEREBY GIVES NOTICE OF THE INTENTION TO SUBMIT A PLANNING APPLICATION

TO

BARNSLEY METROPOLITAN BOROUGH COUNCIL

FOR

A DOUBLE STOREY EXTENSION TO SIDE & PART DOUBLE, PART SINGLE STOREY TO REAR

AT

1 LAITHES LANE
ATHERSLEY
Nr BARNSLEY
S71 3AA

IF YOU WISH TO MAKE ANY COMMENTS REGARDING THE PROPOSAL THEY SHOULD BE SENT IN WRITING TO THE ABOVE ADDRESS BY **FRIDAY 30th APRIL 2010.** ANY COMMENTS YOU MAKE WILL BE TAKEN ON BOARD & INCORPORATED IN THE DESIGN OF THE SCHEME. PLEASE NOTE THAT ANY COMMENTS YOU MAKE WILL BE INCLUDED IN A DESIGN & ACCESS STATEMENT, WHICH IS A PUBLIC DOCUMENT.

DATE OF THIS NOTICE: **7TH APRIL 2010**