PROPOSED DWELLINGS

on

LAND AT
HUNNINGLEY CLOSE
BARNSLEY
S70 3DP

For

MASON & HORNER LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for development comprising the construction of ten town houses on land at Hunningley Close, Barnsley

2 THE SITE

The site is situated to the eastern side of Hunningley Close in the Stairfoot area of Barnsley.



Hunningley Close is a short cul-de-sac off Hunningley Lane. The site is within a mixed use area on the current UDP Proposals map.
The site was formerly a Clinic. However this use has ceased and the site is currently vacant.

The site is approximately 2908sq with the former clinic building centrally located with associated car parking and servicing areas.

There are residential properties to the north and west of the site with industrial/commercial uses to the south and north.

There are three small trees on the site

3 THE PROPOSALS & DESIGN CONSIDERATIONS

Efforts to sell the site for use as a Clinic or for similar purposes have been unsuccessful. The site is considered suitable for residential purposes in this sustainable location.

Development along the main rood frontage has been kept to a minimum to maintain an open appearance to the site. However the two proposed dwellings adjacent Hunningley Close have their principal elevation towards the highway thus avoiding blank gables along the street scene.

The buildings to the adjacent industrial/commercial uses to the east of the site are almost continuous along the boundary with the site and provide adequate visual screening.

A noise survey and associated report has been prepared to support the applicaiton

Based on these findings a scheme of ventilation, fenestration and external screening to ensure an acceptable level of internal/external residential noise amenity has been prepared for the site.

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

The proposed traditionally constructed dwellings are in keeping with the general style of properties in the area.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment.

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 and the proximity of adjacent building.

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

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.

The site is close to frequent public transport links on the main Barnsley to Doncaster Road.

The site is within walking distance of shops and local amenities.

5 ACCESS

Access to the site will be via new independent short private drives as shown on the submitted drawings direct from the existing highway.

The parking standards comply with the South Yorkshire Design Guide.

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 TREES

The existing small trees within the site are to be removed. Full landscaping proposals to include replacement trees will be submitted for approval.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

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

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.

Provision will be made to mitigate the effects of the noise levels arising from neighbouring properties to ensure an acceptable level of internal/external residential noise amenity.