

DESIGN & ACCESS STATEMENT

Proposed Replacement of Existing Buildings with 5 Dwellings, At 2 Haigh Lane & 319 – 323, Barnsley Road, Hoylandswaine.

Applicant: Mr A Platt.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the existing buildings and their relationship with the surrounding premises and the character of the wider area, together with an assessment of the proposed replacement dwellings.
- 1.3 In particular the design of the proposed development has been influenced by the applicants' own requirements and to reflect the details of the existing development on this site in an attempt to return the appearance of the site back to something like its original character. This statement also highlights the particular characteristics of the existing and proposed access drives into the site and the suitability of the proposed development in terms of its accessibility.
- 1.4 The proposed development involves the removal of what has become a structurally unsound and unattractive group of buildings and their replacement with a similar form of development wrapped around the junction of Haigh Lane with Barnsley Road. An additional detached dwelling is also proposed that faces the Haigh Lane road frontage.

2. Design of The Proposed Development.

- 2.1 The site of the proposed development lies close to the centre of Hoylandswaine at the junction of Haigh Lane with Barnsley Road, within this predominantly residential area. The proposed dwellings have been designed to a very high standard and it is considered that this proposal will enhance the character of the area rather than detracting from it, particularly as the site is located within an existing Conservation Area. There is only a gentle fall across the site, from the front to the rear, as indicated on the submitted plans and the development has been designed to make use of the topography of the site.
- 2.2 The development has been designed to ensure that the visual amenity and character of the area are improved, with a main component of the new development being the removal of a structurally unsound group of buildings, which are also becoming increasingly unsightly because of this. The proposal is to replace the existing buildings with a similar scale and massing of new buildings, which will also remove the original Post Office openings, which are at odds with the appearance of the remainder of the building, which has much smaller windows, more in line with the vernacular architecture of the area.
- 2.3 The adjacent properties are built from a variety of materials, including natural stone, facing bricks and painted rendered walls as well. The surrounding roofing materials also vary quite considerably. It is considered that replacing the existing buildings with newly built natural stone and brick dwellings, as proposed, will represent a considerable improvement to the character and visual amenity of the street scene.
- 2.4 The details and general design of the development, as proposed, has already been informally considered and accepted in principle by the Council's officers as part of a recent pre-application submission for the site to be redeveloped. The submitted plans are considered to represent an acceptable form of development on this site, which will have an acceptable relationship with the surrounding buildings.

- 2.5 The applicant has considered a number of options for the redevelopment of this site, and the latest plans have been drawn up as the final version of the development that he wishes to build. The main requirement for the redevelopment of this site is to remove the existing buildings and replace them with an attractive development, which is also viable for this area.
- 2.6 The external facing materials for the proposed development will be agreed in full with the Council before any work is commenced on site, but at this stage it is the applicant's intention to use coursed natural stone with matching quoins and heads and sills and mullions, together with handmade red multi facing bricks with natural stone detailing around the window and door openings. The design and scale of the development will complement the scale and massing of the existing properties and with appropriate facing materials will clearly represent a significant improvement to the Character of this Conservation Area.

3 Access Considerations.

- 3.1 In terms of the access that will serve the proposed development the existing properties are all served by a single access, with only two or three car parking spaces, which has led to on street parking predominantly on the Barnsley Road frontage. It is considered that the location and width of the existing access is acceptable to serve a new development on this site, with visibility for the drivers of vehicles leaving the site being acceptable in both directions. It is also considered that there is sufficient space, as an integral part of the development, to provide sufficient car parking spaces so that the interests of highway safety are not adversely affected.
- 3.2 With regard to the proposed access drive off Barnsley Road it is intended to create a parking and turning area, as requested by the Council's Highways officers. Once again the visibility is good in both directions for the drivers of vehicles leaving the site in this location. There is a low wall fronting onto Barnsley Road, which is to be retained to protect the character of the area, but because of its height it will not block the view of drivers in any way.
- 3.3 The application site is located centrally within the village of Hoylandswaine and is located adjacent to a bus stop, with another on the opposite side of Barnsley Road. There are regular bus services into and out of Barnsley as well as other neighbouring places including Penistone, which is less than 2 miles away, where there are local schools, numerous shops and employment opportunities.
- 3.4 It is considered that this development is in a sustainable location and with the current Government stance on dissuading people from using private cars whenever possible it is considered that this development should be supported. The site is already occupied by 4 residential units and the level of traffic associated with the proposed development will not, therefore, significantly increase when compared with the existing properties if they were fully occupied. It is therefore considered that there should be no objections to this proposal from a highway safety viewpoint.