

# Design & Access Statement

---

Persimmon Homes West Yorkshire

Proposed Re-Plan of 10 existing Dwellings to provide 13 dwellings at Scholars Gate Royston



**PERSIMMON**

Together, we make a home

## **Contents**

- 1) Introduction**
- 2) The Application**
- 3) Site Context**
- 4) Design Principles**
- 5) Conclusions**

## **1. Introduction**

This document is produced to provide an assessment of the proposed substitution of plots at the approved residential development on the site off Midland Road, Royston (Scholars Gate). This statement will support and should be read in conjunction with all other drawings and documents submitted to Barnsley Council for consideration with the previously approved planning application (2012/1337/FU) which included the provision of 143 dwellings on the site.

Effective from August 2006, Design and Access Statements are mandatory requirements to accompany a planning application. This document is based on the guide for Design and Access Statements published in 2006 by the Commission for Architecture and the Built Environment (CABE).

As part of the current governments drive to simplify the planning system, an amendment to the Town and Country Planning [Development Management Procedure] Order 2010 [DMPO] came into effect on the 25th June 2013. The amendment was introduced to reduce the number of types of applications which must be accompanied by a design and access statement and to simplify their required content.

The key Development Plan policies are those contained within the Barnsley Core Strategy and saved policies of the Unitary Development Plan. There are also a number of other material considerations which include the recently adopted National Planning Policy Framework (NPPF) and the South Yorkshire Residential Design Guide.

The scheme was considered to comply with these policies at the time of granting planning permission and the proposed re-plan is considered to be in line with the design philosophy previously approved.

## **2. The Application**

The design philosophy for the whole scheme is not altered through this application. The road pattern agreed through the extant permission has remained the same. Persimmon are merely seeking permission to alter previously approved house types to allow for a reconfiguration of proposed development parcels between the two developers. This reconfiguration is outlined below.

### **Previously Approved Plots 10 - 19**

The previously approved run of plots contained the following mix of dwellings:

- 1 x 4 bed 'Crathorne' detached dwelling.
- 5 x 4 bed 'Roseberry' detached dwelling.
- 4 x 3 bed 'Rufford' detached dwelling.

### **Proposed Plots 10 – 19a**

It is proposed to replace the plots with the following mix of dwellings:

- 6 x 2 bed 'Alnwick' semi detached dwelling.
- 4 x 3 bed 'Souter' semi detached dwelling.
- 3 x 4 bed 'Lumley' detached dwelling.

In respect of total housing across the site this re-plan sees an increase in dwellings by 3, bringing the site total to 146.

This document is to be read in conjunction with the original Design and Access Statement prepared for the approved application.

The application is made in full and is supported by this document and the enclosed plans and elevations. The scheme proposal has been developed in line with existing constraints and conclusions from work undertaken to support the implemented planning application. These technical reports are therefore included with this submission.

### **3. Site Context**

The application site lies to the north of Midland Road, in Royston. The site was previously Greenfield, forming playing fields to the demolished secondary school. The boundaries of the site are fairly well defined. The site is physically constrained on all sides by existing development, predominantly residential though there is an element of commercial served from Midland Road.

## **4. Design Principles**

### **Land Use**

The site is a residential development site, part of a wider mixed use scheme which includes a supermarket. The site was previously Greenfield.

### **Amount**

This document has been produced to support the application for the re-plan of 13 properties, where there were previously 10 approved.

The 13 properties proposed consist of the following:

- 2 Bed x 6
- 3 Bed x 4
- 4 Bed x 3

### **Layout**

The road layout is to remain the same as that approved under the original planning permission. Whilst plot elevations differ, the general arrangement of dwellings stays the same. The essence of the application is to replace a number of detached dwellings with semi detached, smaller properties.

### **Scale**

The scale and massing of properties in the re-plan of the site are to remain of the same as the dwellings originally approved. The proposed development comprises of 2 and 2 ½ storey dwellings. This reflects the scale of the surrounding development and is in keeping with the site context. The amount of development proposed is at an appropriate density and is very similar to that previously approved on the site.

### **Landscaping**

The landscaping principles remain similar to those in the approved application. The previously submitted landscaping detail will not alter.

### **Appearance**

The materials used will be sympathetic to the surrounding areas of the site. A mix of red/buff brick with a concrete roof tile is proposed for properties.

**Access**

The proposed principal vehicular and pedestrian access points to the site remain unaltered from that of the extant permission. Vehicular access is taken from The Lane/Midland Road and Ruston Drive with minor alterations to individual plot accesses from the internal estate road, which is compliant with local highways standards. Individual dwelling access is compliant with building regulations.

**5. Conclusion**

The scheme proposals seek to respond to sensitivities within the local housing market to provide a product which we believe is more appropriate.

The proposals are in line with the previously approved residential scheme for the wider site. The design values for the scheme remains the same as that previously consented. There are no technical reasons which would prevent this application being granted planning permission.

Paul Thornton  
Planning Manager  
3<sup>rd</sup> April 2014