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SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 433146, 407150



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The Greg Cross Partnership

Architectural Design and Planning Consultancy

DESIGN AND ACCESS STATEMENT

10/10/13

SITE: KETTON WALK, BARNSLEY .

PROPOSAL: NEW DEVELOPMENT OF TWO BLOCKS OF TWO ONE BEDROOMED FLATS .

CONTEXT

THE SITE IS SITUATED IN A PREDOMINANTLY RESIDENTIAL AREA. THERE ARE SEVERAL TYPES OF MATERIAL USED IN THE CONSTRUCTION OF THE DWELLINGS ADJACENT TO THE SITE. BRICK, CONCRETE AND CLADDING ARE ALL USED NEAR TO THE PROPOSED SITE.

THE SITE

OVER THE PAST YEARS THIS PIECE OF LAND HAS BEEN NEGLECTED AND NOT MAINTAINED IN ANY WAY. IT IS THEREFORE OVERGROWN WITH GRASSES AND BRAMBLES.

THE USE

THE SITE HAS PREVIOUSLY BEEN A DEPOT FOR THE COUNCIL. IT WAS MADE REDUNDANT SOME YEARS AGO AND HAS SINCE STOOD EMPTY AND UNUSED. IT IS PROPOSED TO USE THE SITE FOR SOME SMALL ONE BEDROOMED FLATS WHICH WILL BE PRIVATLY RENTED TO THE OPEN MARKET BUT AIMED AT HOSPITAL EMPLOYEES AS IT IS ADJACENT TO THE HOSPITAL SITE.

LAYOUT

THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED AS TWO SMALL BLOCKS IN ORDER TO MINIMISE THE IMPACT ON THE ADJACENT PROPERTIES. THEY ARE SET APART TO ALLOW LIGHT BETWEEN THEM AND TO BREAK THE MASS OF THE SIDE ELEVATION. EXTERNAL STAIRS HAVE BEEN USED TO MINIMISE THE MASS OF THE BLOCK AND TO LESSEN THE IMPACT ON THE SURROUNDING DWELLINGS. HABITABLE ROOMS IN EACH FLAT FACE ONE DIRECTION TO AVOID ANY OVER OVERLOOKING OF THE NEIGHBOURING DWELLINGS AND THE OTHER BLOCK.

APPEARANCE

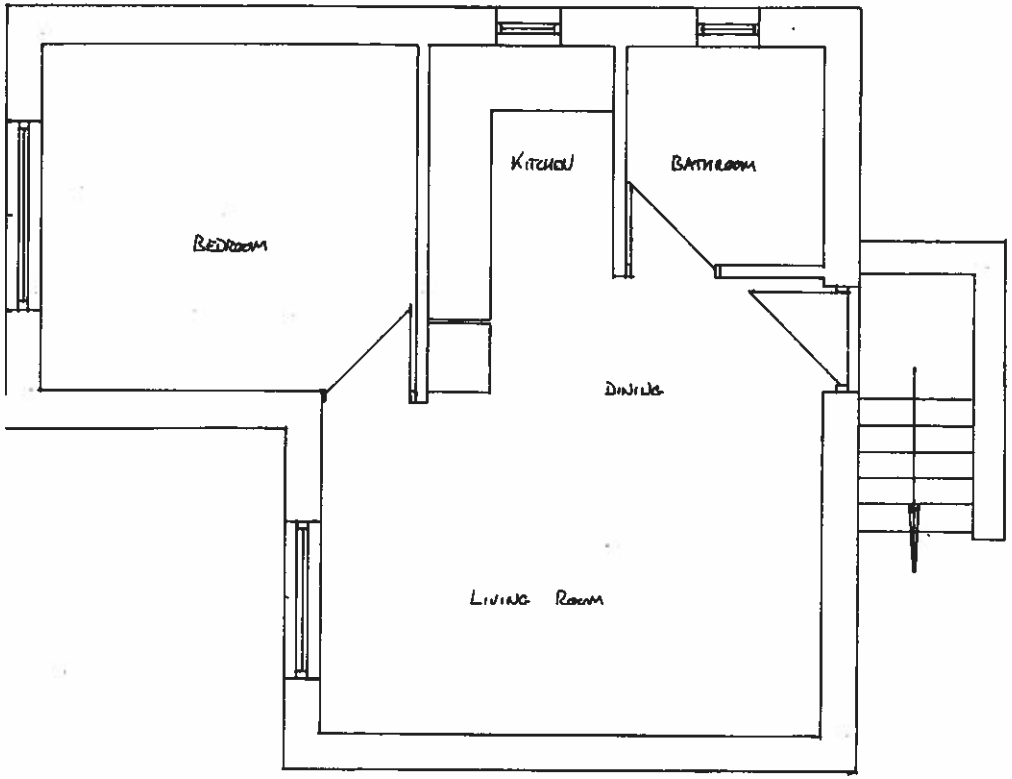
TO AVOID OVER LOOKING AND TO MINIMISE THE MASS THE BLOCKS HAVE KEPT AS A VERY SIMPLE FORM. THE RENDERED FINISH AND FLAT ROOF IS MORE IN KEEPING WITH THE HOSPITAL AND SUBSTATION BUILDINGS THAN THE NEIGHBOURING BRICK SEMI'S AND BUNGALOWS. THE LIGHT COLOUR WILL RESULT IN A PLEASANT ENVIRONMENT AROUND THE BLOCKS. THE FLAT ROOF HAS LESS OF AN IMPACT ON THE ADJACENT BUILDINGS.

AMOUNT / SCALE

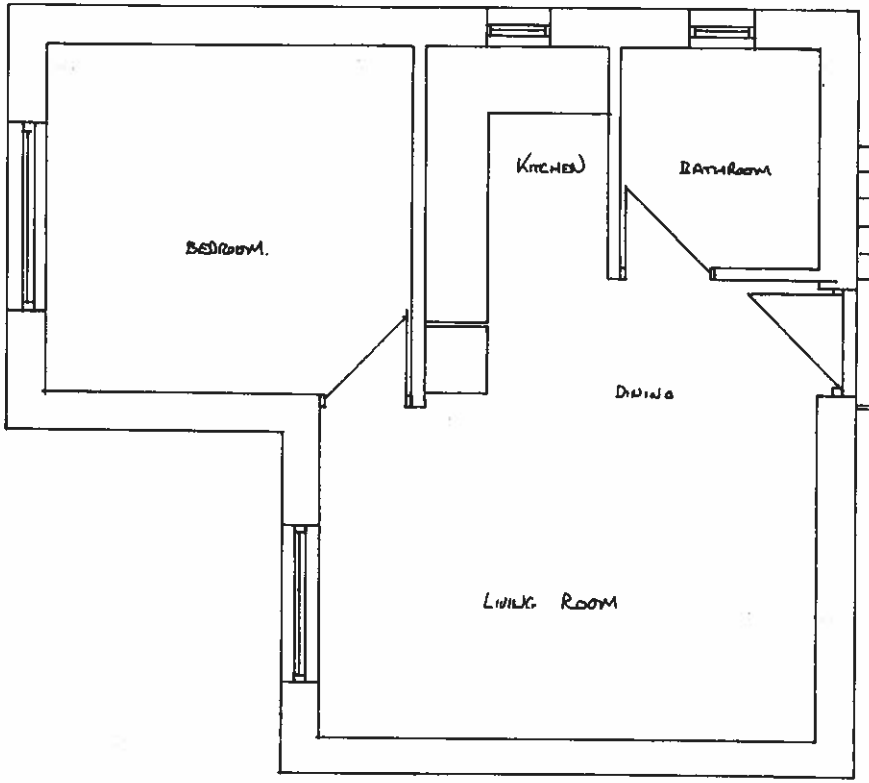
THE PLOT IS APPROXIMATELY 355 SQ METERS.

Crosslands, 33 Summervale, Holmfirth, HD9 7AG
Tel: 01484 686412
Mobile: 07971 834366

BLOCK B.



GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED

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ARCHITECTURAL DESIGN AND PLANNING CONSULTANT

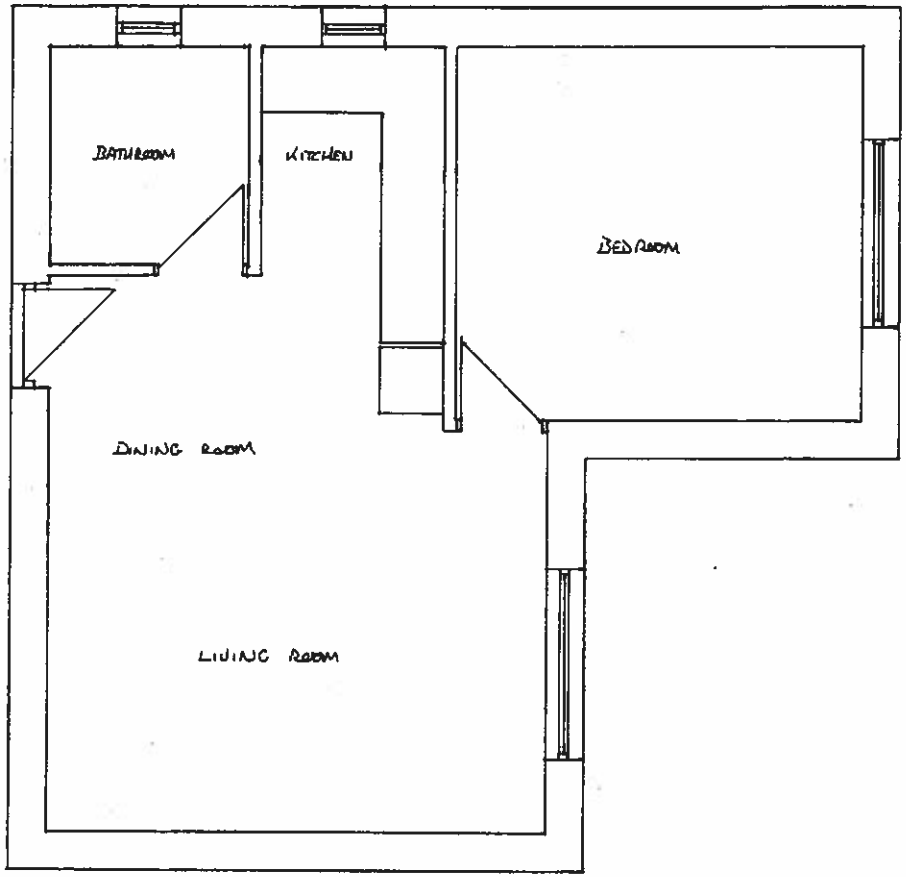
CROSSLANDS,
33 SUMMERVALE,
HOLMFIRTH, HD9 7AG.
TEL. 01484 686412
MOBILE. 07971 834366
EMAIL.
greacross@sky.com
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Client: D GREASLEY
B WELDON
21 RANKSOME AVE
BARNSLEY
S70 6JX

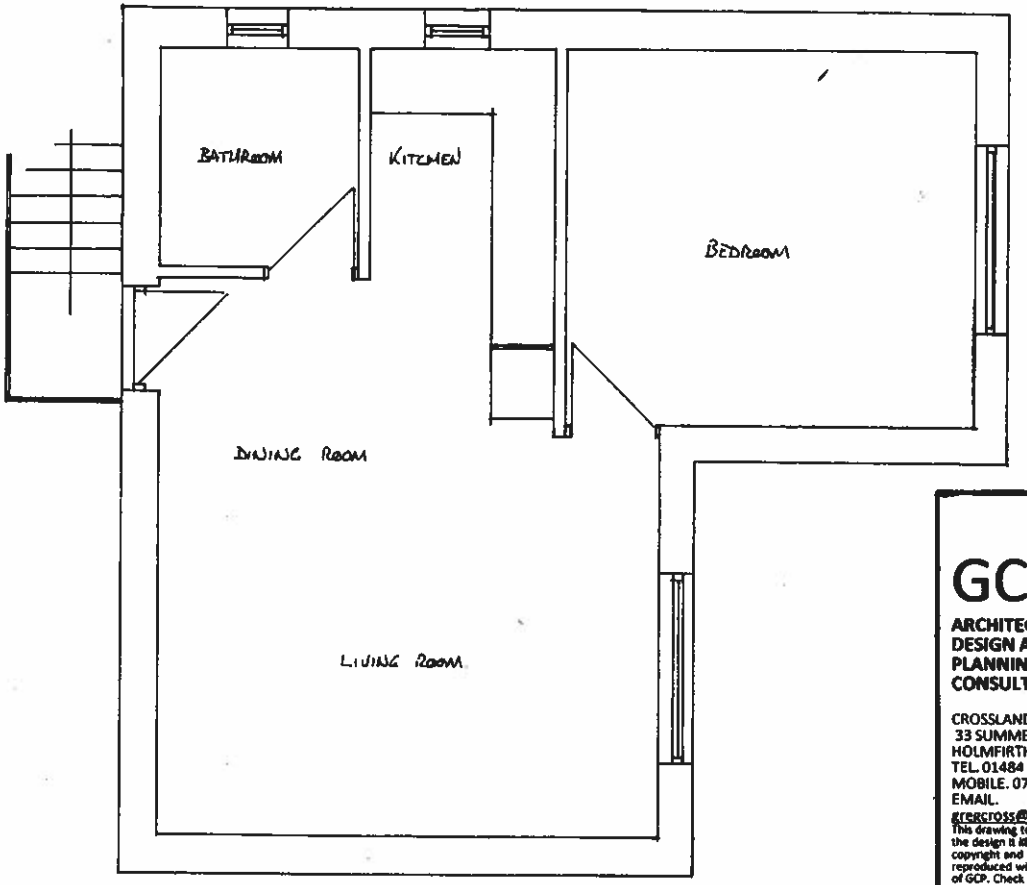
Site: EX-DEPOT
KETTON WALK
BARNSLEY
S75 2JB

Own: BLOCK B.

Drawing Ref: KET/02
Scale: 1:50
Date:
Author: GC
Revisions:



GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED

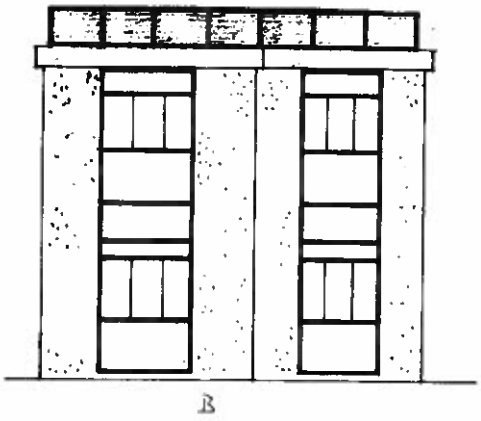
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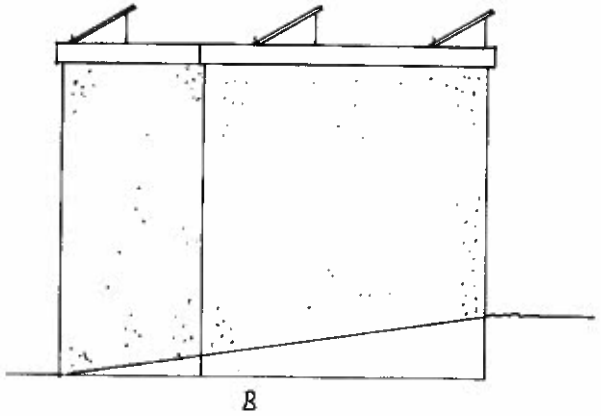
CROSSLANDS,
33 SUMMERVALE,
HOLMFIRTH, HD9 7AG.
TEL. 01484 686412
MOBILE. 07971 834366
EMAIL.
grercross@sky.com

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Client: D. GREASLEY
B. WELDON
21 RANKSOME AVE
BARNSLEY
S70 6HX.
Site: EX-DEPOT
KETTON WORK
BARNSLEY S75 2AB
Dwg.- BLOCK A.
Drawing Ref: KET/01
Scale: 1:50
Date:
Author: GC
Revisions:

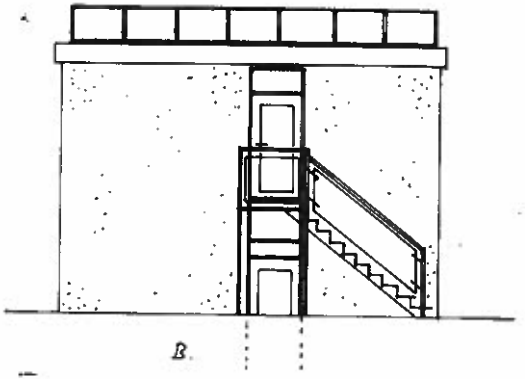


FRONT ELEVATION AS PROPOSED

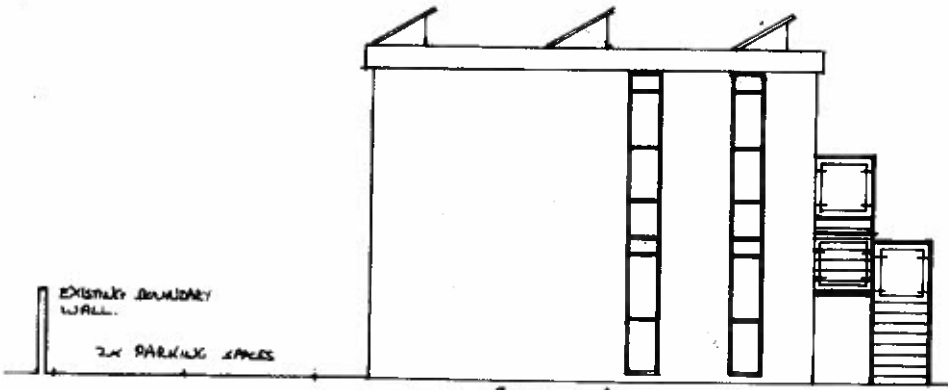


SIDE ELEVATION AS PROPOSED

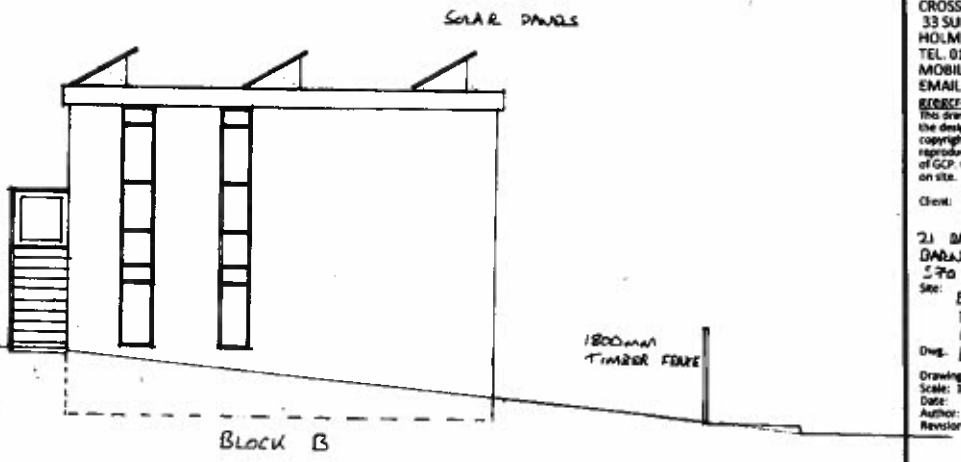
BLOCK B.



REAR ELEVATION AS PROPOSED



SECTION



SIDE ELEVATION AS PROPOSED

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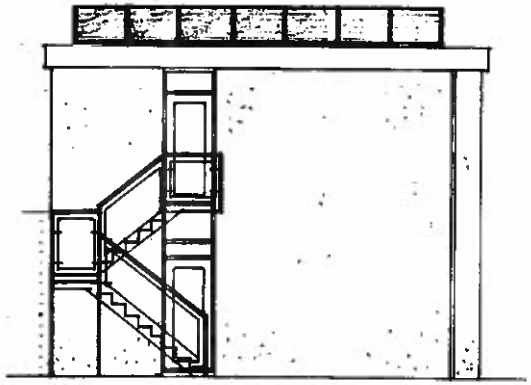
ARCHITECTURAL DESIGN AND PLANNING CONSULTANT

CROSSLANDS,
33 SUMMERVALE,
HOLMFIRTH, HD9 7AG.
TEL. 01484 686412
MOBILE. 07971 834366
EMAIL.
gregcross@sky.com

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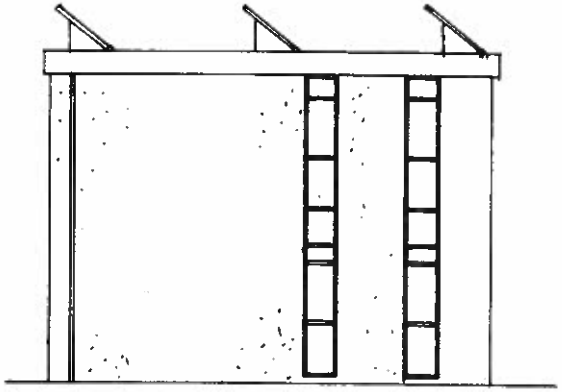
Client: D. GREENLEY, B. WELDON
21 BANKSOME AVE. DARFIELD. S70 6HX.
Site: EX-DEPOT KEITHLEY WALK DARFIELD
Dwg. ELEVATIONS & SECTION
Drawing Ref: 1457/03
Scale: 1:50
Date:
Author: GC
Revisions:

BLOCK A.



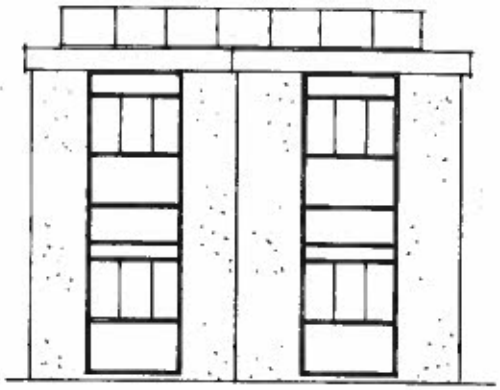
A

REAR
ELEVATION AS PROPOSED



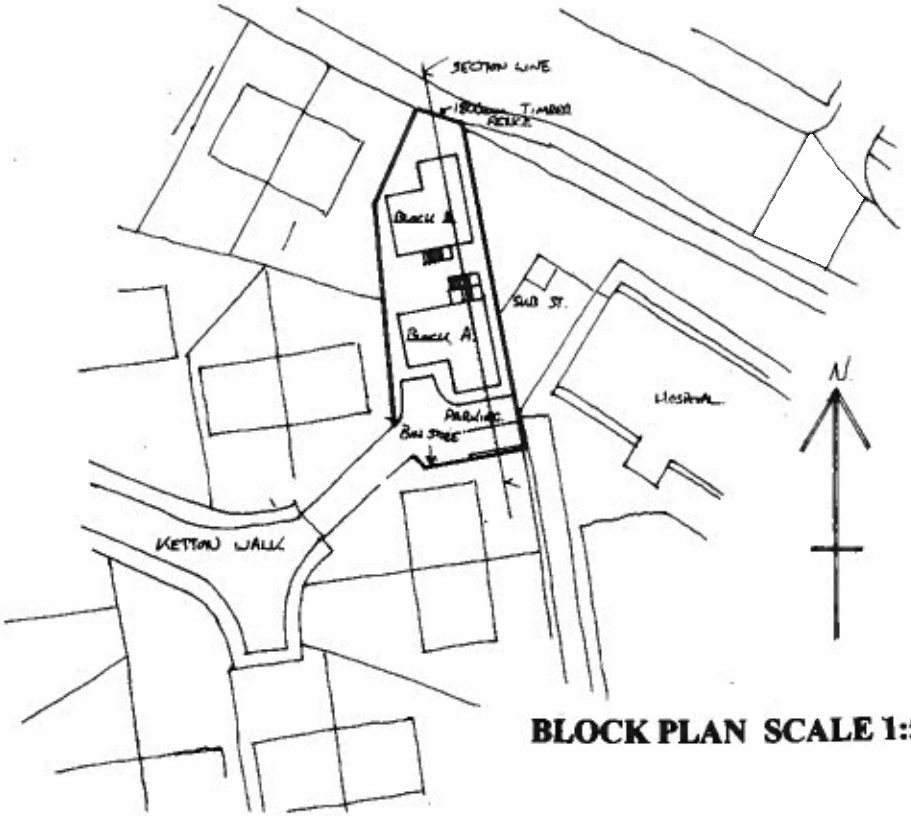
A

SIDE
ELEVATION AS PROPOSED



A.

FRONT
ELEVATION AS PROPOSED



BLOCK PLAN SCALE 1:500

GCP

ARCHITECTURAL DESIGN AND PLANNING CONSULTANT

CROSSLANDS,
33 SUMMERVALE,
HOLMFIRTH, HD9 7AG.
TEL. 01484 686412
MOBILE. 07971 834366
EMAIL.
gcpcross@sky.com

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Client: D. CADWLEY
& B. WILSON,
21 BRANKSOME AVE.
DARFIELEY
STO 6HX.

Site: EX - DEPOT
KETTON WALL
DARFIELEY
STS 2JB

Dwg. KET/0

Drawing Ref:
Scale: 1:50
Date:
Author: GC
Revisions:

ELEVATIONS BLOCK A
BLOCK PLAN 1:500.