



ROYSTON BUNGALOWS | Design & Access Statement
Planning Application

Doles Crescent development site



This design and access statement is intended to explain the rationale behind the design of the planning application for the proposed development of a vacant plot into new residential dwellings sited at West End Avenue, Royston.

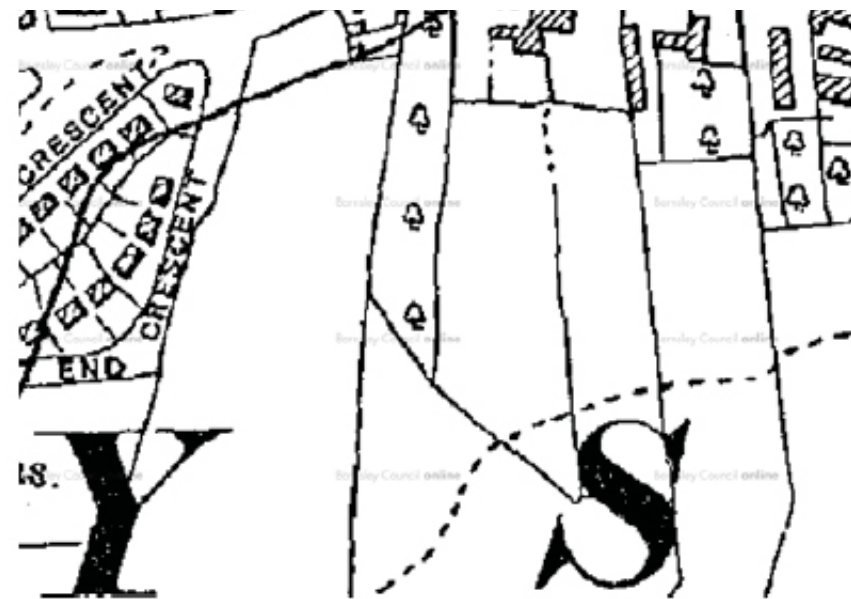
This statement is intended to explain the proposed scheme, contains a written description and justification of the application in design terms and is accompanied by a range of photographs, maps and drawings in order to illustrate and demonstrate the points made. It includes information from measured surveys, ecological investigations and is in keeping with future development of the immediate local area.

The statement includes site analysis, commentary on the use and quantum of development, an explanation of layout and scale, landscaping, details of illustrative external appearance and scale, along with an explanation of the sustainability of the proposal, and the required description of access arrangements.

This statement is considered to be fully in accordance with Government Circular 01/06, 'Guidance on Changes to the Development Control System'.

This statement reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use Them'.

These are: Assessment, Involvement, Evaluation and Design.



Site Plan 1948

CONTEXT

The site is located to the north-east of the Barnsley central area in the village of Royston. The site is located close to local amenities including a school, pharmacy, community centre and local shopping area.

Royston is a popular well established neighbourhood and stable community. It includes a good balanced mixture of social and private owner occupied housing. Demand for all types of housing is strong and there is a particular need for easy access single story accommodation built to lifetime homes standard.

THE DEVELOPMENT SITE

The Site is approximately 579m² and is currently a disused and underutilised garage site.

The site is located within a residential neighbourhood. Existing bungalows are located to the North, East and West. Two storey dwellings are located to the South .

The new development will provide off street parking for a minimum of two cars inline with Lifetime Homes and planning guidelines. The proposed three bedroom bungalow will be facing onto Doles Crescent and continue the street scene of the existing dwellings. The properties will be accessed directly off the road via new dropped kerb access .



Proposed Site Plan NTS

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Doles Crescent

The proposed development site is surrounded by single and two storey dwellings. The existing garage site is underutilised and subject to vadiism / flytipping. It is proposed to demolished the existing garages to allow for the development of a sought after 3 bedroom 6 person bungalow.

This infill development scheme will provide an expanse of rear garden space for the property. The in curtilage parking will be provided in accordance with SPD parking guidance. The development will also improve the defensible space to the surrounding residential properties whos rear boundaries are currently open to view and could be considered a security issue.



1 View of garage site from Doles Crescent



2 View of site from the South



3 View of site from the North

Site Photos



Use

Proposed Use

This and the other small sites in the area are to be developed by Berneslai Homes on behalf of Barnsley MBC (subject to separate planning applications) come together as a cluster of infill developments to provide a total of fourteen bungalows of different sizes and types.

With the exception of the Meadstead site, which was previously undeveloped, all of the others are formerly developed brownfield sites and or redundant garage courts. By utilizing these sites we aim to tidy up the streetscape in the area and develop new housing ,which both blends in with those adjacent and adds to the housing offer in the area. The sites will be developed as one building contract to benefit from economies of scale and to maximise impact.

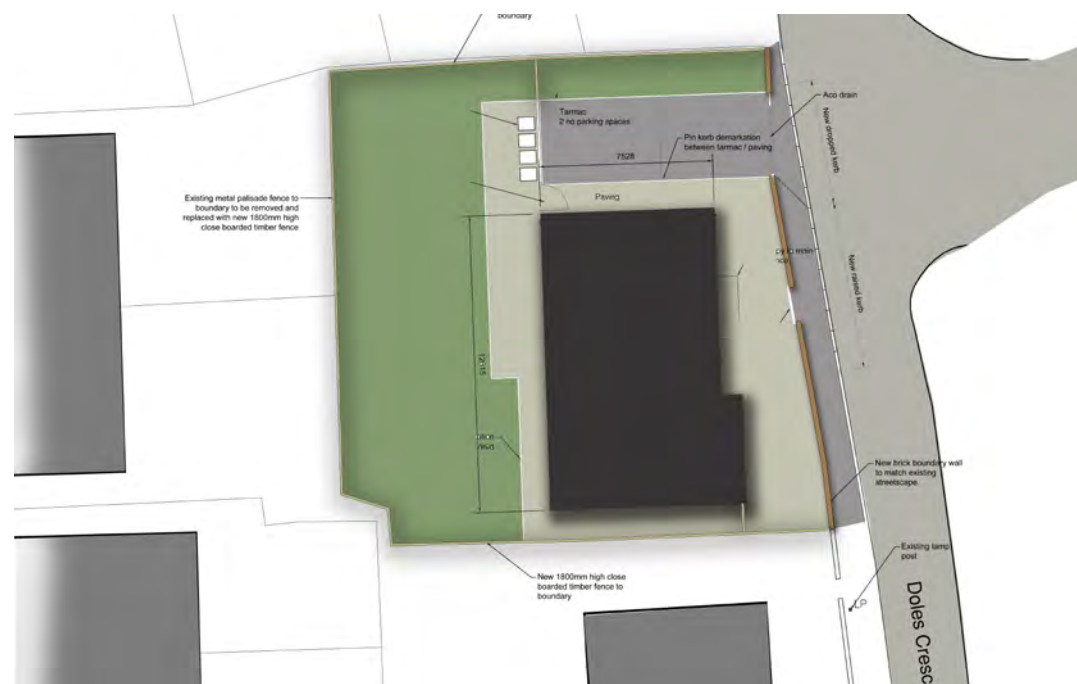
The proposed Doles Crescent development consists of 1 no. new detached 3bedroom/6 person single storey bungalow. The dwellings have been designed to Lifetime Homes specification and will have level access driveways and entrances.

Access/Footpaths

There are currently no adopted highways or footpaths crossing the site.

Disposal of surface water is to be kept within the site boundary and will be managed using slot drains on each plot and drainage gully's on the access road to prevent run off onto the adjacent highway.

The existing footpath currently terminates in the middle of the development site. As part of the development we aim to improve the pedestrian movement around the site by extending the footpath along the front boundary to provide a safer crossing location for pedestrians and visitors.



Proposed Site Plan NTS

Landscaping

The site layout aims to maximise the number of plots on the site whilst remaining sympathetic to the surrounding streetscape. The plots have been positioned to continue the street scene from the South. The brick boundary walls to the front elevation will tie in with the existing properties along Doles Crescent.

The property has been positioned within the plot to provide sufficient space for a driveway at the front and a patio and garden at the rear. The double driveway have been designed to be 3300mm wide to provide sufficient space for a car and pedestrian access in accordance with the lifetime homes design guide. There will be a level path alongside each property providing access to the main entrance door to the property and also to the rear garden. The rear garden access is secured with an 1800mm high timber gate. The falls of the driveway, paths and patios will not exceed 1:60 to comply with the design guide criteria. Level access is provided into every property. It is proposed that the new access road will follow the existing fall of the land.

The front gardens will consist of a soft landscaped area which will be turfed and the driveway will be surfaced in tarmac. A paved path leads from the driveway to the property and concrete pin kerbs will separate all changes in surface materials.

The rear gardens have been kept level where possible and have 1800mm high close boarded timber fences to all sides. The existing palisade fence is to be removed to create a more secure boundary to the surrounding back gardens. The surfacing will consist of a paved level patio and turfed soft landscaping will make up the remainder of the garden. There will also be a dedicated refuse store within the rear garden. The garden will be graded on the rear boundary to accommodate existing site levels.

The new footpath will be surfaced in tarmac with concrete kerbs with drop kerbs to match existing and to the satisfaction of highways.

Appearance

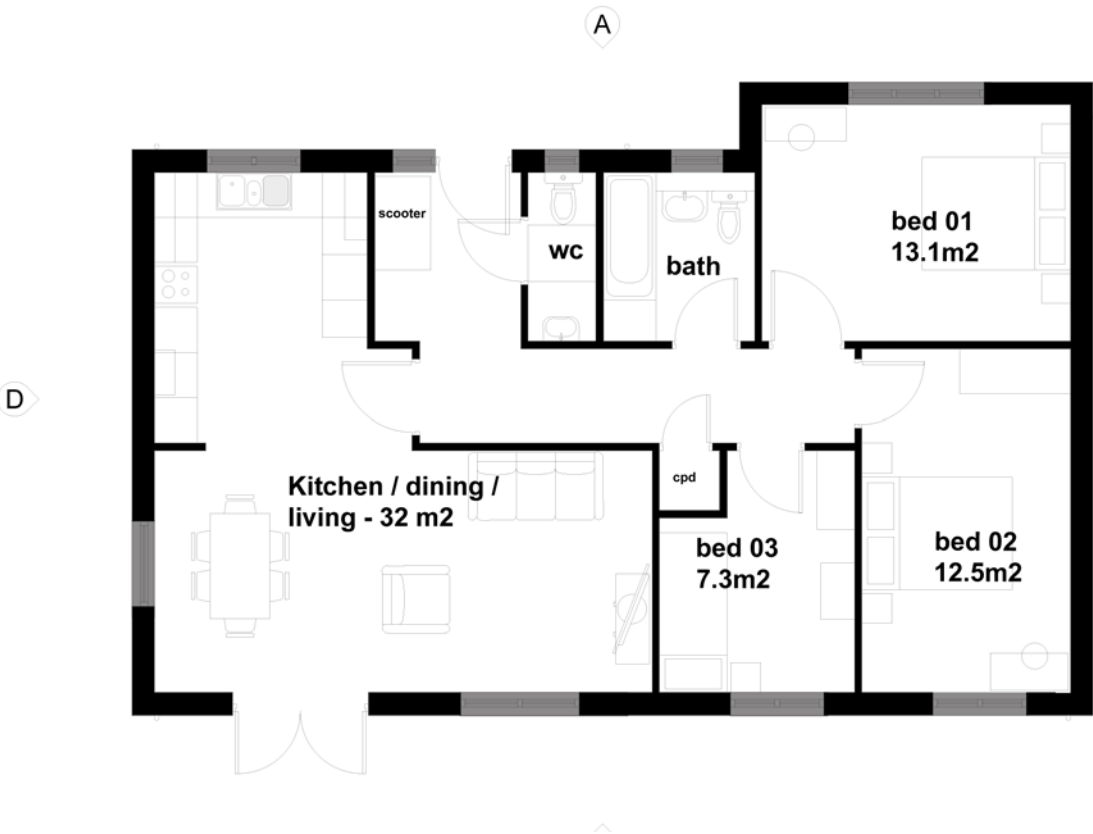
The elevation treatment is a contemporary take on a traditional material palette using Red facing brick with grey windows and contemporary interlocking grey roof tiles.

The garden walls will be red engineering brick and the design of the boundary wall to the surrounding area, reflecting that of the existing properties.

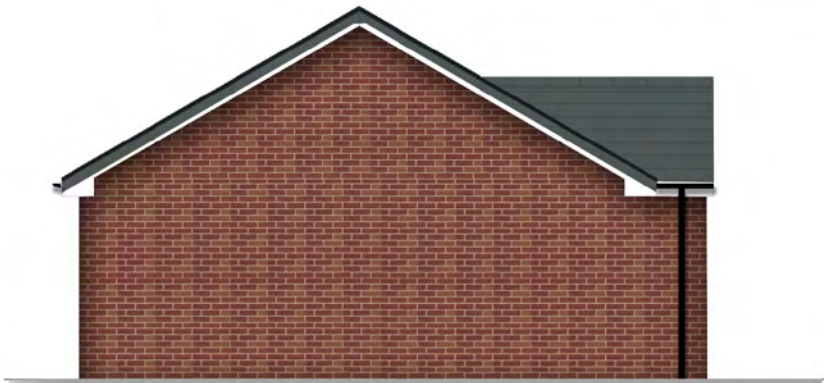
Scale

Development of site shall not affect the overall scale of the area. The proposed development aims improve and enhance the existing context.

Proposed Plan and Elevations (NTS)



Design



03 Elevation B (Side)



04 Elevation D (Side)



05 Elevation A (Front)



06 Elevation C (Rear)

Flood Risk Map

Doles Crescent

The site is not located within a flood risk zone.
Map sourced from Environment Agency (NTS)



Conclusion

The development site addresses all points highlighted in the above document.

We believe that the development of the site will make a positive contribution to the wider regeneration of the area. It will also improve the context to adjacent properties by increasing defensible space (security). As an infill development the proposed housing will strengthen the street frontage along Doles Crescent.

From a housing stock and management perspective the project enhances the housing offer on the estate addressing the shortage of bungalow properties, particularly for families with specialist requirements.