Design and Access statement in connection with the erection of a 3.6M high wall on land adjacent Ravens House warehouse, Pond Street, Barnsley, S70 1NQ.

Site description and existing use:

The site, which is currently vacant and seems to serve currently only as a depository for dog waste and a dumping ground for sundry other waste material, was previously a garage site, rented out to local residents by Barnsley M.B.C. Most of the garages have been removed, although some broken panels remain on site together with the concrete garage bases and the tarmac access road, off Pond Street, which has retained surface water drainage. The nature of the site is unkempt and abandoned. On three sides galvanised metal palling fencing exists approximately 1600mm high, although, to the north western boundary, this is interrupted by a close boarded fence, which has been destroyed by vandal activity. The remaining boundary, to the south east, comprises of a 225mm wide brick wall, approximately 2M high. Along this boundary, within the site are three trees, which have been recently listed under T.P.O. ref. 25/2008; evidence exists of vandal abuse to these trees. A fourth tree, not listed, is the other side of the existing vehicular entrance off Pond Street; this is to be removed, as shown on drawing no. RHW/B/1A. The existing access is to be gated but retained for possible future use, with another access formed in the brick wall adjoining Ravens House Warehouse, which will be in common ownership with the application site once final purchase of the latter site has been finalised.

Surrounding uses:

The main surrounding use is residential use, which, it is considered, may well be disturbed by current activities on this site. To the north west is a landscaped area immediately beyond a public footpath, that was once listed as a play area, although no sign of play equipment currently remains. Along the north eastern boundary runs a public footpath, between the two sections of Pond Street, beyond which are some brick built semi detached houses. On the other side of Pond Street, the terraced houses are stone faced. To the south east lies a substantial building, formerly a factory built in brick and painted, now used as warehouse storage only. To the west of the site is "The Oak Leaf" public house, which is now closed and boarded up. Its future is unknown in the economic downturn, and vandalism seems on-going.

Physical site features:

The site slopes approximately 600mm from South east to north west.

Amount and design:

This application seeks only approval to erect a 3.6M high wall on three sides of the site to secure the land and prevent unauthorised access, allowing the area to be cleared of unsightly rubbish and used as storage in connection with the business within Ravens House warehouse. This environmental improvement will be to the benefit of local residents.

Local Amenities: Not applicable.

Landscaping:

It is proposed that the listed trees will be retained and pruned to the approval of the LPA tree officer.

Social Context:

As noted above, the enclosure of the site will be to the benefit of the local environment.

Economic Context:

In the current economic climate, the enclosure of this land and its use as part of a commercial concern can only be, however minor, of benefit to the economic context of the area.

Overshadowing/ overlooking :

Given the distance of the site from neighbouring properties, there will be no overshadowing due to the proposed works. Since the application is only for the erection of new site enclosing walls there will be no overlooking issues. Indeed, given the height of the proposed walls, screening of the site from neighbouring properties will be provided.

Planning Policies:

Given the nature of the application, it is considered that national, regional and local government policies would be satisfied by the reuse of previously developed land and the environmental improvements that would be gained by the enclosure of this site and its use with the neighbouring commercial activities.

Access:

As previously noted.

Materials:

Fairfaced blockwork, painted with aluminium cappings, powder coated. Graffiti is common place in this area and to build in anything other than as proposed would be ignoring reality. A painted surface will allow the situation to be better controlled economically.

Consultation:

Given the limited scope of the works, no consultation has been made with surrounding neighbours, who, it is assumed, will be pleased that such an abused area is to be under someone's control.