

DESIGN AND ACCESS STATEMENT

THE PROPOSED CONSTRUCTION OF 2 NEW 4 BEDROOM DETACHED DWELLINGS INCLUDING THE CONVERSION OF AN EXISTING STORAGE BUILDING TO FORM A NEW DETACHED DWELLING ALL WITHIN THE CURTILAGE OF THE EXISTING COMBINED PARK HOUSE AND FISHING SUPPLIES SITE OFF CLEAR VIEW GRIMETHORPE BARNSELEY S72-7HD

The site is located approximately seven kilometres North East of Barnsley and is centred within the curtilage of the combined Park House and Fishing supplies site off clear view which occupies a peripheral but prominent position within the village of Grimethorpe. The site is bounded on the north, north west and west sides with a mixture of private and social housing. The site is bounded on the South side with a park and bowling green area including adjoining open green space. The site is bounded on the East and South East areas with further green space and a fishing pond. The development site is substantially bounded by existing residential developments. The proposed development site is also totally separated from the designated green space by existing steel 1800mm high palisade fencing. The proposed development site has previously been the Grimethorpe Park House, Grounds Maintenance Depot & Welfare Hall all sited together and accessed off Clear View Grimethorpe. It is therefore considered a sustainable development in that it will encompass good design & layout while incorporating aesthetically attractive finishes in providing 3 no high quality properties suitably blending in with the general character of the immediate surroundings.

The proposed dwellings will be accessed directly off Clear View via the existing 4.00m wide tarmac access road as shown on the Block Plan drawing. Permeable paved drives and parking areas will be formed within the boundaries of each dwelling including turning areas. The scheme has also been designed all in accordance with and in pursuance of safety required under planning policy guidance.

All conditions as laid out in any planning approval notice will be observed and complied with in full.

Disabled access to the proposed properties will also be considered in which levels from the block paved frontage area to the front entrance doors is considered reasonably level and sustainable in terms of disabled access and travel distance. Disabled access into the dwellings and within will all be in accordance with part M of the building regulations.

In terms of social and economic impact on the community from this development there will be some short to medium term employment provided during the construction phase and some degree of improvement being provided due to the development of this un-used, overgrown and redundant area.

In the interest of amenity, all policy guidance will be complied with fully.

The proposed development area is considered a slightly sloping to level site, Vehicular access into the proposed development will be via the existing 4.00m wide access all in accordance with planning/highways policy guidance. Due to the narrowness of the access road it is intended to incorporate a parking/waiting zone for outgoing vehicles to give way to incoming vehicles of Clear View when entering or exiting at the same time

The proposal is for 3 number 4 bedroom detached dwellings all finished in brickwork with associated features and grey marley modern concrete flat tiles and UPVC window and door frames.

The development is also to incorporate an associated shrub planting programme in which new green garden areas are to include a small shrubs & bushes in order to add to the general character of the area all to planning policy guidance.

Grimethorpe is served by regular bus services, with links into both West & South Yorkshire. Bus stops are also located at regular intervals within Grimethorpe with the nearest bus stop being sited within 500m of the development access road entrance making the development sustainable in terms of travel links.

In terms of local services there are several nearby public houses/clubs, convenience store/off licence, post office, village hall, take aways and fish & chip shop, a large doctors practice and a Methodist Church all within close proximity of the development and serving the community. The village also has its own recreational areas including children's play area.

In terms of the developments impact on the local area it will not have any detrimental effects as the minimal increase in vehicular traffic will be using the existing access/egress off Clear View and not relying on a newly formed entrance.

Nearby and adjacent properties will neither be overlooked or overshadowed by this development.

Within close proximity of this development are schools serving the village and nearby catchment areas.

There is no economic impact on the immediate vicinity due to the proposed development.

From our evaluation of all information provided regarding the site it would suggest that the proposed development can only benefit the local community in terms of a sustainable housing provision which will enhance the visual character and desirability of the development site in relation to the surrounding green space.

The overall design and layout of the proposed dwellings also provide a good balance with other existing properties in close proximity in terms of volume provided and its appearance together with the proposed landscaping and hard standing ratios. The overall scale and size of the proposed dwellings is also in keeping with surrounding property sizes.

All features of the development have taken into consideration sustainability and ease of maintenance together with an attractive order to it.

Current local services and amenities should easily cope with and welcome the 3 no additional dwellings into the area and the potential increase in spending within the local economy. Existing established boundaries including the steel Palisade fencing are all to be retained all in full accordance with local authority requirements.

The site is bounded by Hawthorne hedging on the North, South, and East elevations all within the Steel Palisade fencing boundary line of the site as marked on the block plan. There are also two no stand alone none TPO trees within the boundaries of Park House that are to remain and 3 no stand alone none TPO trees to the rear and side of the existing storage building of which one is dead. It is therefore intended to take down the 3 no trees including some Hawthorne hedging and trim down all the remaining Hawthorne hedging to create a sense of uniformity and balance. The mixed hedging to the southern boundary of Park House which is also within the Steel Palisade fencing line is also to remain.

The proposed metal caged gabion line will also be positioned inside the line of the existing Hawthorne hedging in order to level out the very steep sloping ground on the Eastern Boundary.

In term of the green space designation of the site and given that it is completely separated from the designated green space areas that is usable in terms of amenity and recreation and benefiting the general public of the surrounding area, it does not provide any amenity or recreation value for the general public as being an enclosed site only used by the Park House single dwelling occupier and a limited no of customers of the fishing supplies shop accessed only by a separate drive.

The area within the site is a totally hard standing area as indicated on the block plan and is not really what can be described as a green space as having no amenity or recreational value within it that could be used for the benefit the community.

The proposed development works as outlined on the drawings will not be harmful in any way to the designated green space areas outside the boundary Palisade fencing line.

Access and egress from the existing Fishing Supplies Shop will be retained and remain the same as it currently is.

Access and egress from the existing Park House will be retained in which access and egress into the property will now be via the new shared block paved access and turning area as indicated on the block plan.

In the event of any prospective owner not having a motor vehicle pedestrian access from the site will be provided providing a sustainable link to near by bus stops. As levels indicate the development site is considered a slightly sloping site but access to the proposed dwellings from the proposed access road level is considered reasonably level and therefore maximises ease of accessibility while also limiting travel distance to the dwelling.

The layout of the proposed properties together with its mixture of hard standing and garden area does therefore provide for the total access around the footprint of the properties.

Due to the proposed properties position & layout the overall design has embraced good crime preventative measures in that consideration has been given in trying to create a reasonably safe and sustainable crime prevention zone.

The configuration & balance of permeable hard & soft landscaping including shrub/bush planting does also set out to enhance and improve the character of the site and create a positive back drop for the owners of dwellings nearby and visually impacted on by the development.

In the event of fire or any other emergency, access to the proposed properties by any of the emergency services would be relatively easy given their position off Clear View. Both the owners and any visitors will be provided with a convenient access down to and onto the property frontages including spaces around the properties.

The overall design and positioning of the properties have also been developed to suit the natural curtilage of the site and the new access road in order to comply with highways requirements.

A sustainable foul drainage system will also be provided on site with direct connections to the existing drainage system serving the existing Park House and the Fishing Supplies Shop as marked on the block plan drawing running to and connecting to the existing sewer within Park Avenue. All surface water will be directly discharged to on site soakaways.

The application is also based on a good understanding of the local character of the Clear View area and aims to bring that same depth of character to the new development. The scheme therefore does comply with planning policy consideration in terms of its physicality & use of the site.

Housing is considered to be the best use of this land, given its location and relationship with other housing surrounding the site.

The scale of the proposed build is also considered right for the site as the dwellings to hard standing and garden area proportions do appear to balance without being disproportionate to other existing dwellings nearby while still providing significant space around that must be appealing to any buyer.

Existing manholes and drainage system serving the Park House and Fishing Supplies Shop exist on site as clearly marked on the existing Block Plan

It is intended to provide a new main outfall manhole within the proposed permeable block paved area fully connected to the existing manhole within the Park House inner boundary area with a new main drainage run. Secondary drainage runs and inspection manhole positions serving the proposed 3 no individual dwellings can be decided at a later date.