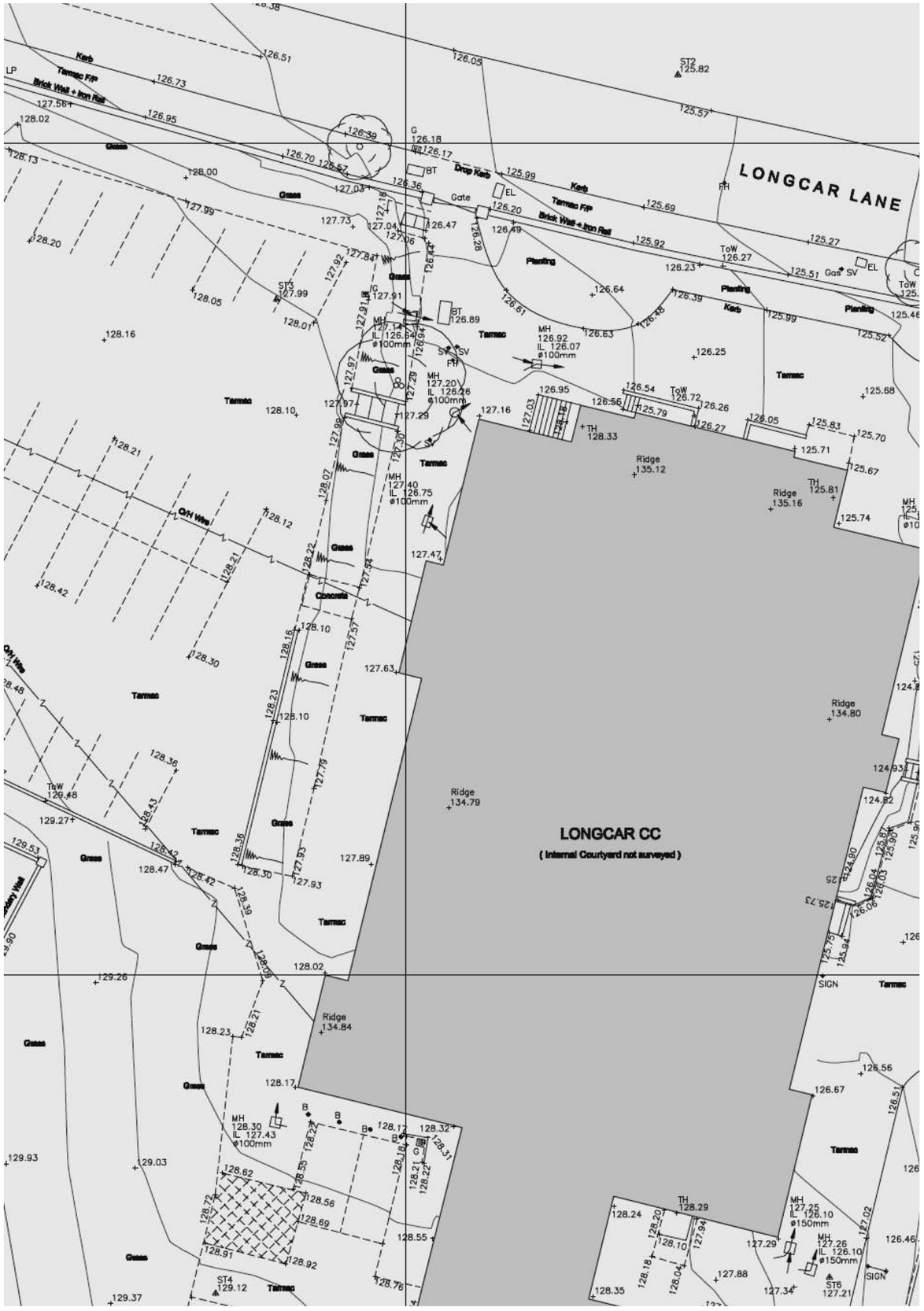


Design and Access Statement —

3382 | Longcar Lane, Barnsley

west & machell
architecture



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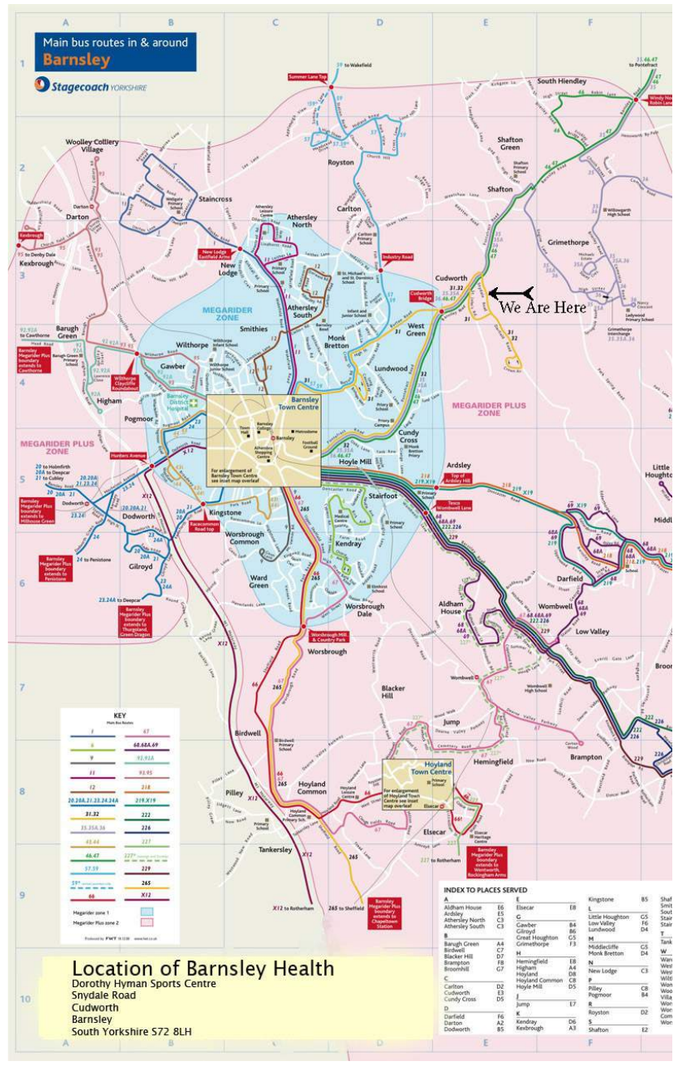
07 Feedback

The Site

01







Site Location

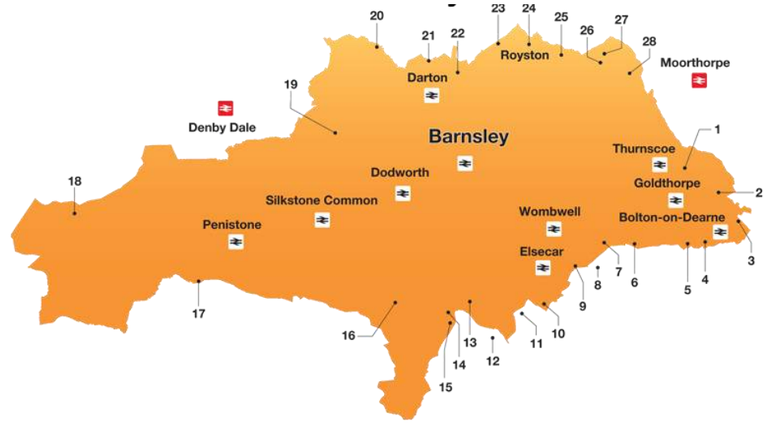
The site lies in the southern region of central Barnsley, South Yorkshire, between Central and Kingstone. The town is accessed from junctions 36, 37 and 38 of the M1 motorway and has a railway station on the Hallam and Penistone lines.

Barnsley rail station is 1.3 miles away from the site and can be accessed via bus.

The site lies on Longcar Lane in a residential area of south-central Barnsley. There are transport links via Barnsley Interchange to the town centre and the Alhambra Shopping Centre.













New Housing Development opposite site in Stone









Existing Houses in Stone next to the site

Site Views











9,11—Existing Houses in Stone and Brick on Raecommon Road

Topography

There is a fall in topography by 5m — from 130m in the south west to 125m in the north east.

Trees

There are several trees on and around the site. Please refer to the Arboricultural survey for more information.

Boundaries

The site is bound to the north by Longcar Lane with new developed residential housing beyond. The site is bound to the south by the gardens of the houses on Frederick Avenue. The site's east side is bound by Raecommon Road, with an existing footpath. Please refer to the site investigation for more information.



Use

02

Use

The site was previously used as a Professional Development and Conference Centre for the local community—offering online and teacher training courses. The site has access to two car parks from Longcar Lane.

Local Healthcare

1) Park Grove Surgery (0.2 miles)

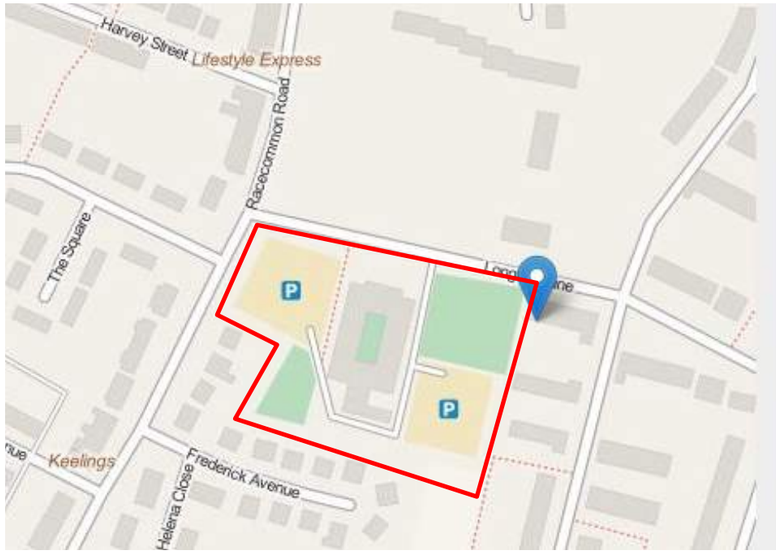
- 3 minute walk

2) Ellison's Chemist (0.2 miles)

- 3 minute walk

3) Keresforth Centre Hospital (0.8 miles)

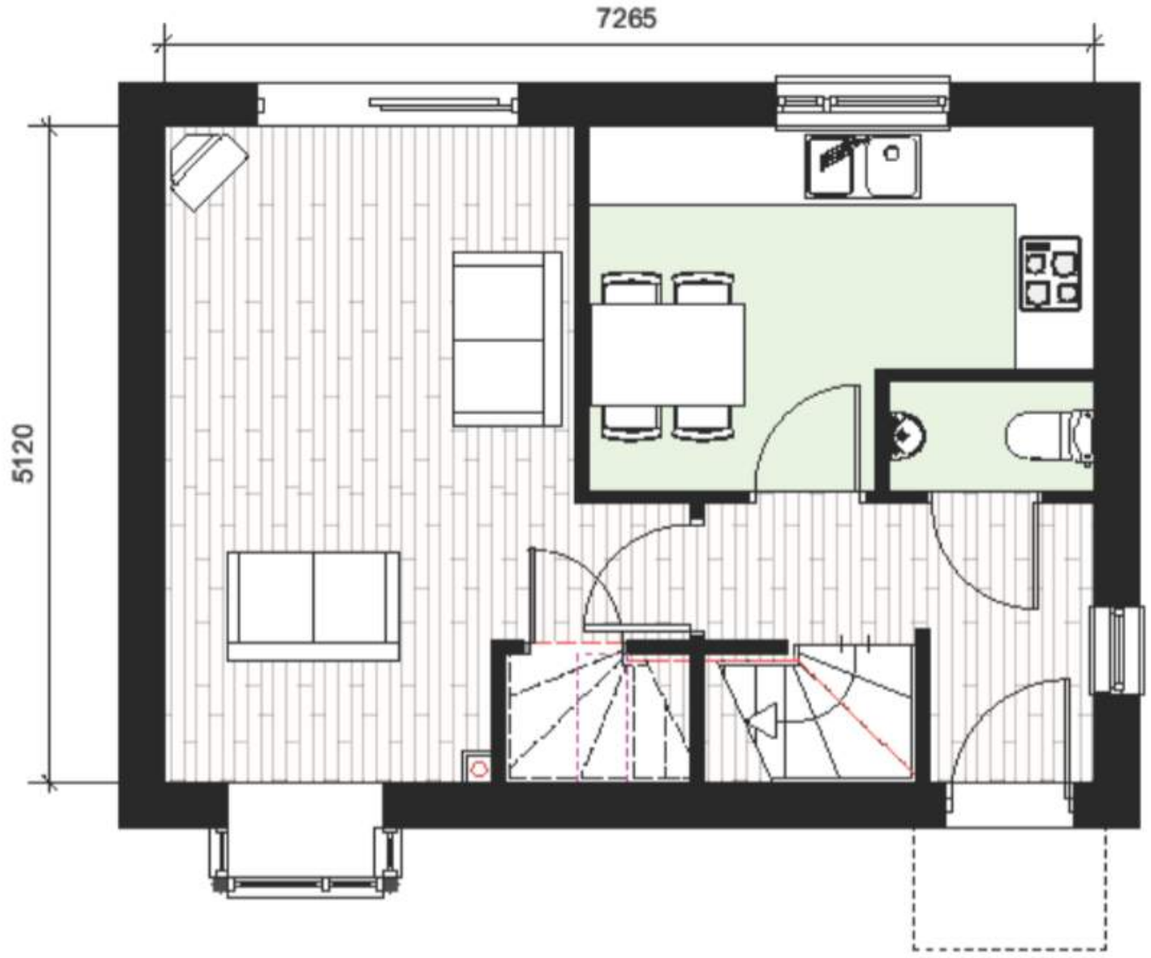
- 16 minute walk
- 10 minute bus journey from stop on Broadway, 43 line.



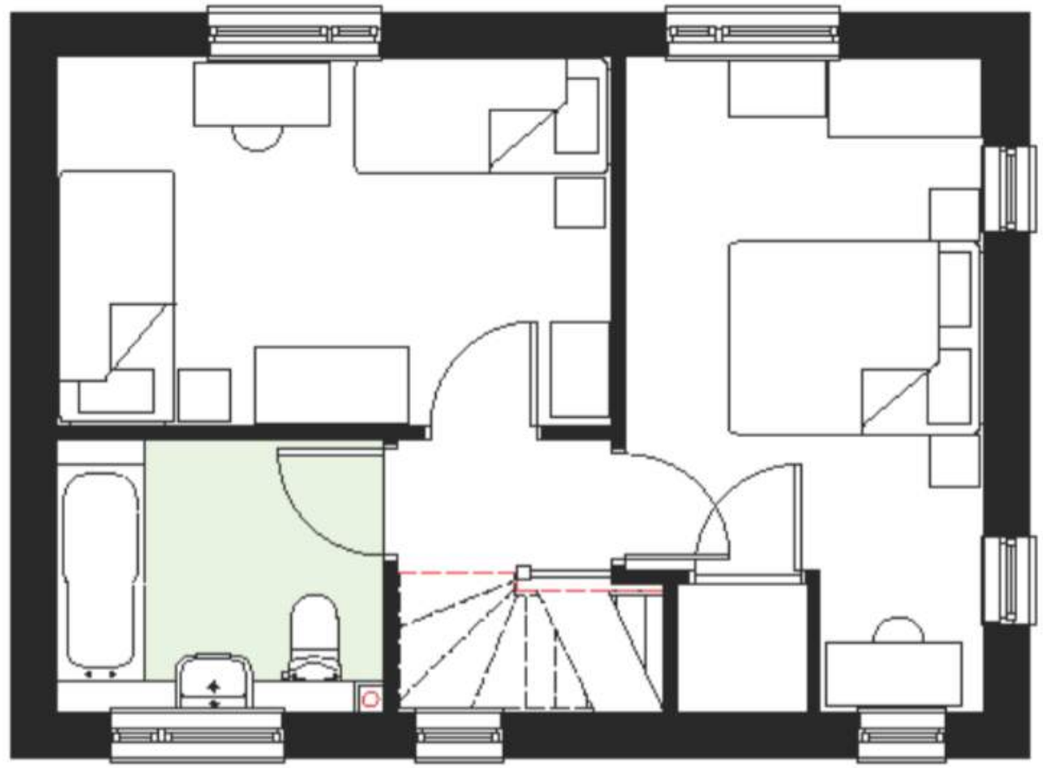


Amount

03

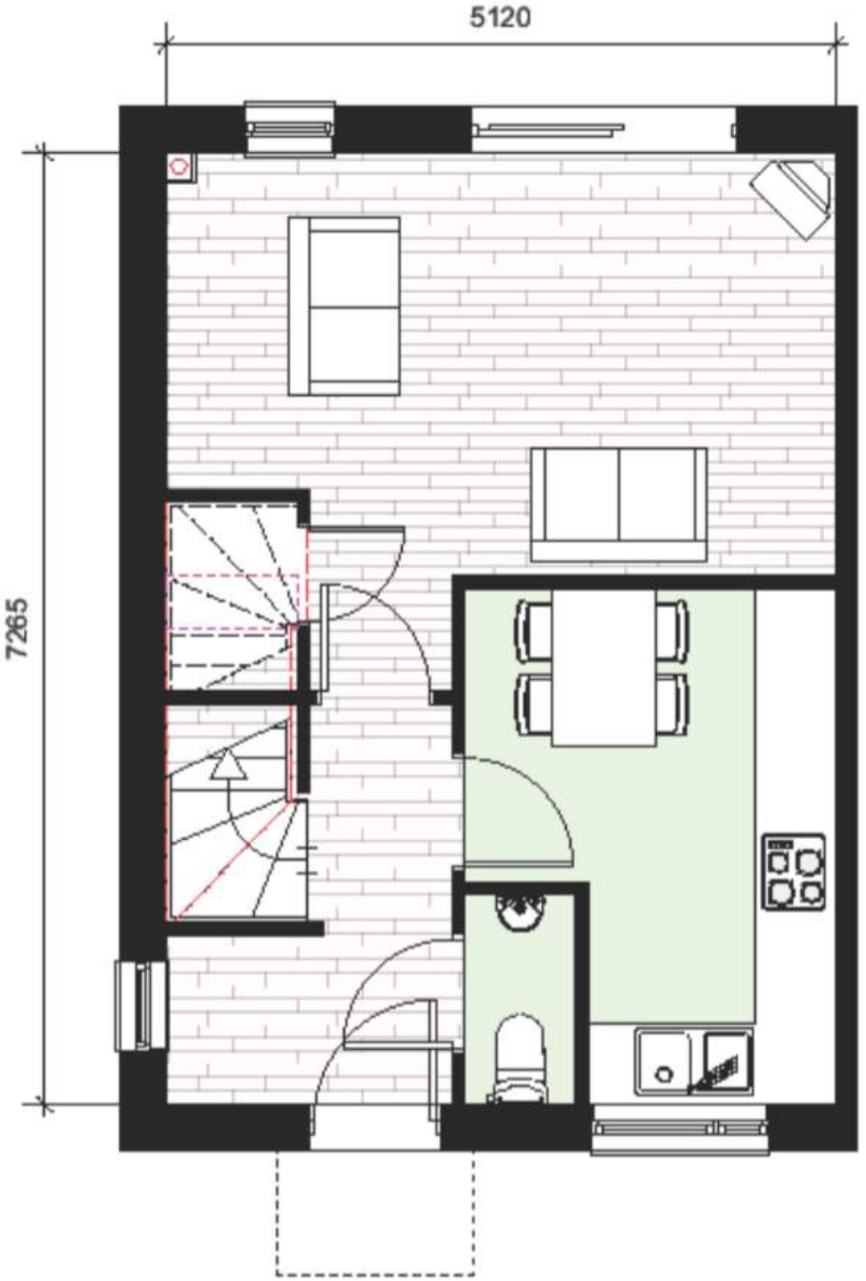


Ground floor
37.197 sq m

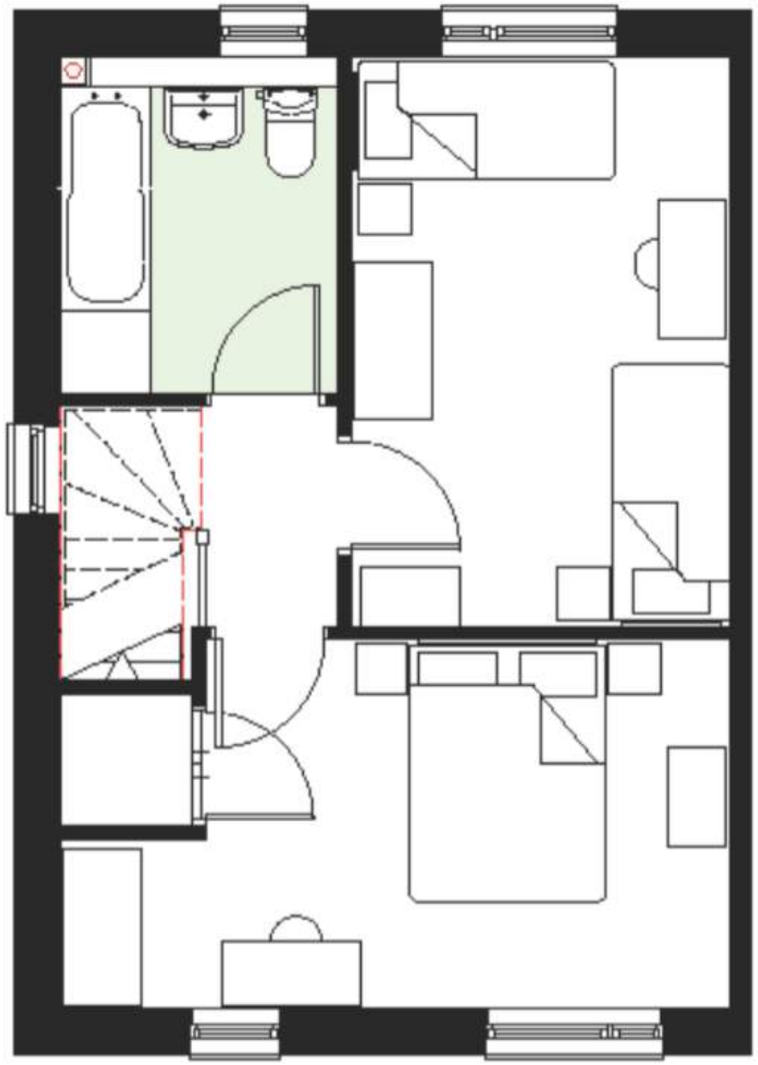


First floor
37.197 sq m

House Type A

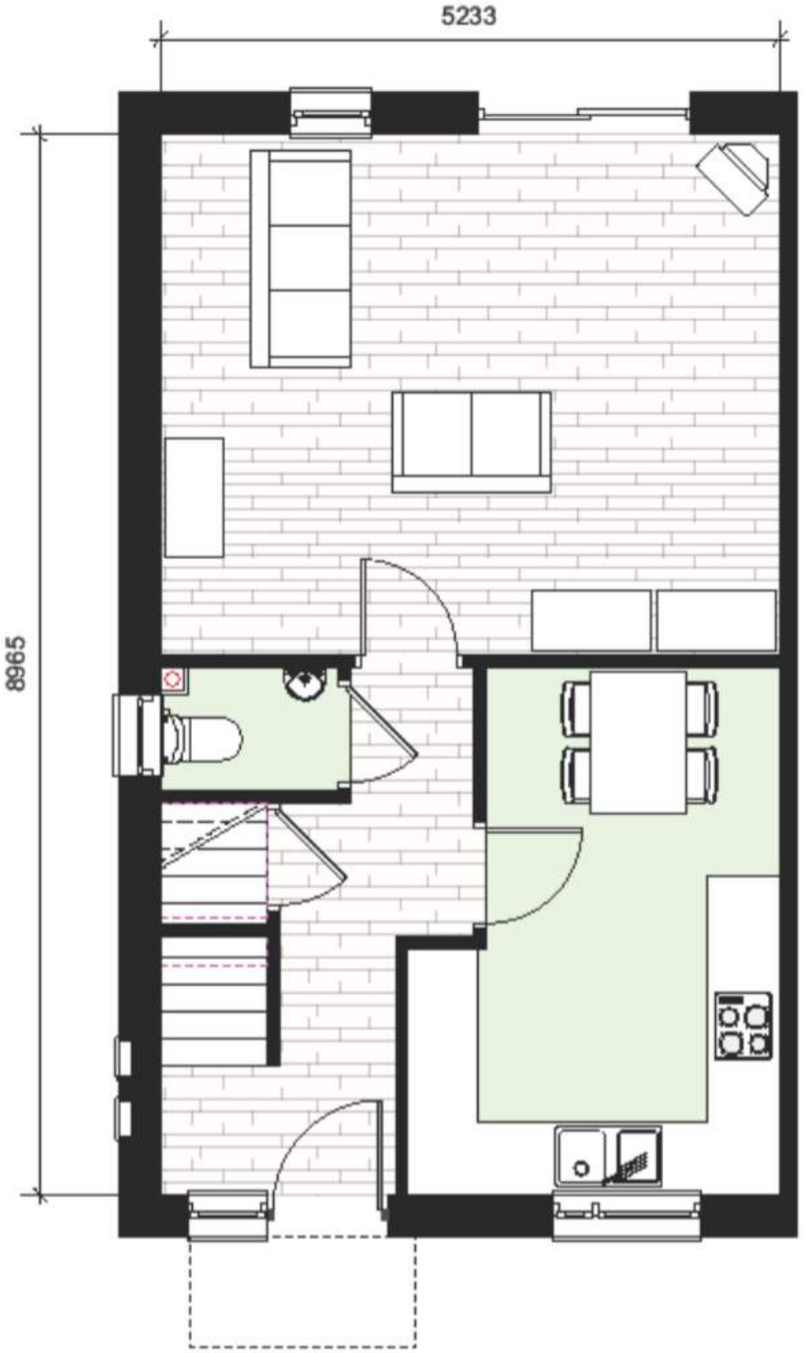


Ground floor
37.197 sq m

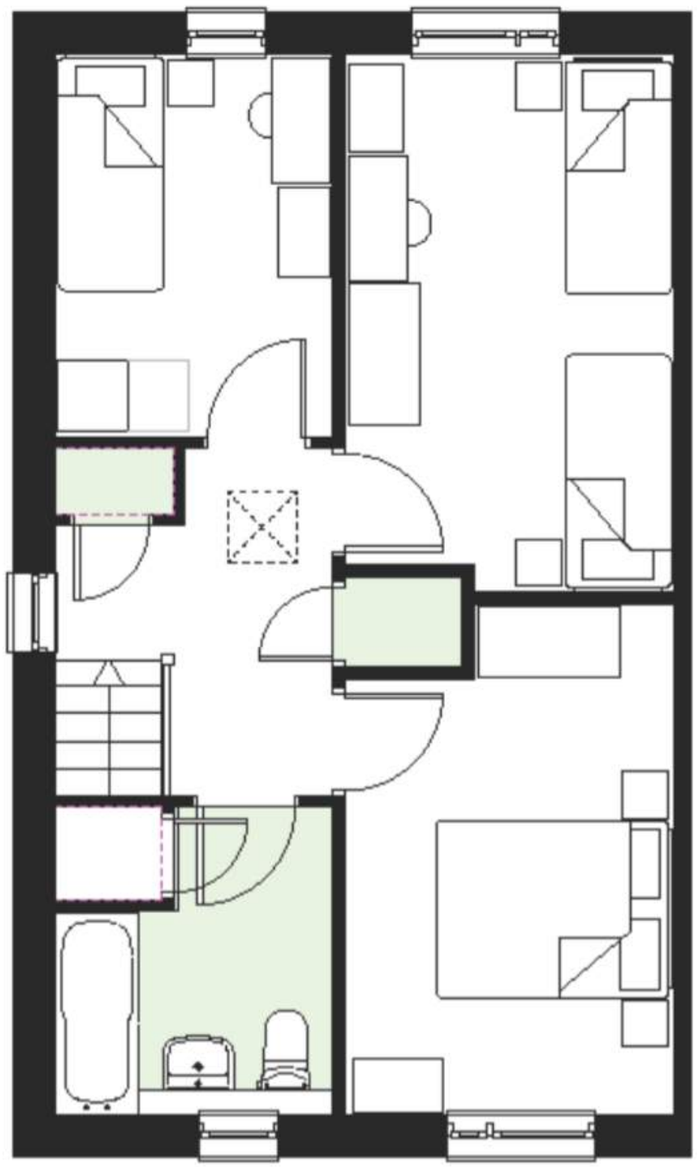


First floor
37.197 sq m

House Type A1



Ground floor
46.909 sq m



First floor
46.909 sq m

House Type B



Ground floor
38.754 sq m

First floor
38.754 sq m

Second floor
29.565 sq m

House Type D

Layout

04

Schedule of accommodation

Reference	accommodation	number
A	2 bed house	5
A1	2 bed house	1
A2	2 bed house	0
B	3 bed house	16
C	3 bed house	0
D	4 bed house	10
		32



Proposed vehicle access road that can be entered via Longcar Lane. The road will take the shape of a loop and would eliminate the need for large vehicles turning on site.

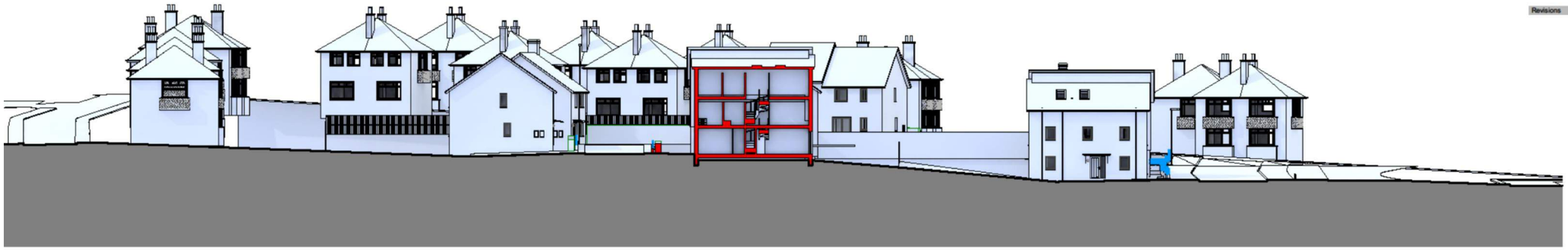
The majority of proposed house types face Longcar Lane and the proposed access road. 1-2 face Racecommon Road.

Gardens of the houses are enclosed between the houses and face the gardens of the houses of Frederick Avenue.

Scale

05

Revisions



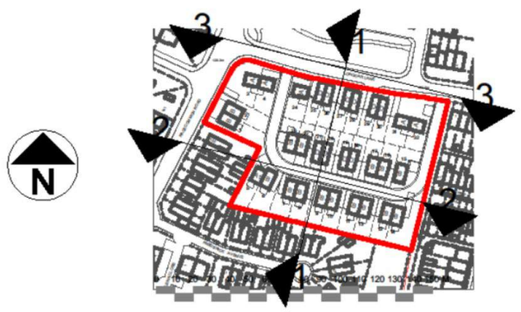
1 Scale: 1:200



2 Scale: 1:200



3 Scale: 1:200



Appearance

06


1


2


1
3
5
4
2
N


3


4

5



Feedback

07

Longcar PDC Redevelopment Public Consultation Event - 20th August 2015
Comments Received

Comments
Would prefer 2 storey across whole site. Don't want to be overlooked to rear.
Existing boundary fencing should be maintained or improved to stop casual use of footpath. Residents on Belnheim Rd own the land extending 16 feet from their property wall and there has been an increase of use as people from Strata Development exercise their dogs and are dog fouling. Discouragement of further use would be appreciated.
Doesn't want any open space or play areas. Concerned about positioning of affordable units being situated close to exisiting owner occupied properties, would appreciate some sensitivity when deciding location. Property type 'C' should be moved to middle of site and 'A2' to be positioned around the perimeter of the site as better for residents living on
Why is there no provision for the elderly / bungalows ?
Concerns about height and proximity of new houses overlooking Frederick Avenue. Also concerns around road access to Longcar Lane and
Very concerned about traffic and parking issues on Longcar Lane. Would like to see some traffic calming measures. Prefers traditional type properties
Concerned about spacing between existing and new properties. Preference for smaller properties to be built behind Mr Myers' property
Concerns regarding height of properties / stand off distance. Would like property types changing from type C to A2 as smaller type
Concerns regarding junction newaqr Racecommon Rd, and speed/ traffic along the road. Will there be part exchange scheme offered on new build?
Very concerned about the amount of traffic coming onto Longcar Lane. Needs traffic calming measure in place as parking issues especially around school times. Also concerned about construction traffic when on site. Construction staff need to be informed that access is only allowed off Racecommon Rd and not the back streets as this previously happened on the Strat site and caused ongoing issues
Happy that not being overlooked on current design proposals. Wont be happy if proposals change.
Flooding issues at lower end of Strata site. Consideration should be made with regards to the run off from new development. Prefers traditional finish.
Upset about how close the houses will be at the back of her property, it seems extremely close to boundary wall. Concerns over privacy for ourselves and occupants of the new house. If walkway is directly behind her boundary wall, security will be an issue as it will increase access to the back of her property. Would it be possible to move the row of houses across towards the access road near Blenheim Grove? This would allow more space in between our property and the new property. A walkway may then not be needed. Thus making security less of an issue. New property could block out the morning light as the sun rises in that area.
Understands that the new properties to be built adjacent to 130 to 138 Racecommon Road will have a minimum 'stand off distance', suggesting this distance would be more appropriate at the Blenhiem Grove access road end of plots 6 to 17 to move properties away from their boundaries to retain privacy, light and security. Brick boundary wall to the Longcar PDC to 130 to 138 Racecommon Road has been the responsibility of BMBC for upkeep, would like confirmation who's responsibility it will be to maintain when new development completed?