

Design and Access Statement for Proposed 9 No. Flats, corner of Station Road/Bloomhouse Lane, Darton, Barnsley

Existing Site

The original building was a chapel, which has been extended the full length of the site to provide a clothing manufacturing factory which has now ceased trading. There were limited parking spaces at the front off Station Road and the client now feels that a factory in the centre of a residential area is no longer appropriate.

Layout

To be respectful and to prevent loss of any amenities to adjoining properties, the design was ultimately considered that a block of 9 No. 3 storey flats would balance the capacity of the site and prevent loss of such amenities. The planned layout of the building is of a traditional domestic layout and all parts of the building provide a practical and full use.

The flats are sited and designed to meet overlooking guidelines and provide best use of the shape, size and aspect of the site. The layout provides excellent access to public and private areas externally and does not affect any access to adjacent properties, outside the applicants control.

The actual physical design of the flats has been specifically designed to meet not only the needs of the applicant, but also designed in a sensitive manner to prevent any undue loss of amenity and enjoyment by neighbouring residents. Aspects are to the front and rear overlooking the car park.

The design and access of the site provides a safe and secure environment for flats. The site will be overlooked for security and likewise will provide added security, by overlooking, to the existing properties, yet maintaining overlooking measurement guidance.

Scale

The design of the proposed flats is of a traditional domestic scale and in keeping with sizes and proportions of adjacent properties and newly-built Majestic Court to rear of Station Road.

Landscaping

There has been no specific additions to the landscaping of the site considered. The existing gradients on site will be retained and no filling or cutting is intended. There will be a small garden area fronting onto Station Road, also a small garden area between the flats and car park.

Appearance

The finer aspects of the flats have been designed to reflect traditional features of the adjoining flats. Roof shape and pitch reflects those of adjacent flats. The size of openings and expanse of masonry on elevations is balanced and matches the scale of adjacent dwellings. The roof shall be of dark grey flat tile. The walls shall be of brick. Windows and external cladding, such as eaves, are proposed to be in white pvc-u.

Access

The site will be accessed, both for vehicular and pedestrian from Bloomhouse Lane, away from the corner to avoid congestion and allow visibility. This hard surfacing laid out in tarmac will be wheelchair friendly so as to afford access to the flats.

Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. Local bus services are good and frequent. The local bus service provides transport to both Barnsley town centre and the local villages. The local railway station is situated across the road within walking distance.

Local roads are in good repair and vehicular access to the site from main roads is very good.