

LAND AT 6 MOUNT VERNON ROAD, BARNSELEY

Design and Access Statement

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1.0 Introduction

- 1.1 This is a statement submitted in support of a proposed detached dwelling off Mount Vernon Road, Barnsley.
- 1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

- 2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 History

The existing dwelling is an attractive detached house constructed of red brick on a desirable residential street.

2.3 Physical

The site is located to the rear of No.6 Mount Vernon Road. The rear garden of this property is exceptionally long approaching 90 meters in length. The proposal involves partitioning off the eastern end of the garden to create another plot (outlined in red in aerial photo below).



Mount Vernon Road is a predominantly residential area with properties of various styles. Material use is similarly varied though the predominant materials appear to be red brick and stone with some elements of render. The gardens in the area are landscaped with strong emphasis on the front and rear boundaries. Large quantities of shrubs, trees and greenery enhance the area and contribute to its visual attractiveness.

2.4 Access audit

The access to the site will be via the access lane off Sheffield Road which runs parallel with Mount Vernon Road. This arrangement is shown in the aerial photo below with the access road outlined in yellow and the site outlined in red.



3.0 Relevant planning history and policies

There is no recent planning history on this site.

4.0 Involvement of community members and professionals, undertaken /planned

- 4.1 Consultant advice has not been sought at this stage due to the existing residential uses in the area and the residential use planned. Community consultation has not taken place.

5.0 Evaluation of the context

5.1 Identification of opportunities

This scheme will provide a well designed and good quality family home in a sought after residential area.

5.2 Identification of constraints

Careful attention needs to be given to the design to ensure harmony with the high quality of the surrounding area and to minimize any overbearing effect on neighbouring properties.

6.0 Design of the scheme

Amount: The design comprises a 3 bedroom bungalow style property with accommodation in the roof space.

Layout: The footprint is rectangular with living accommodation, bathroom and en-suite bedroom downstairs with a further 2 bedrooms upstairs, including 1 en-suite.

Scale: The building will have a bungalow appearance with a single ground floor and pitched roof to contain further accommodation. This is to minimize any overbearing effect on neighbouring properties.

Landscaping: The proposal will maintain the generous landscaping character of the neighbourhood in designated areas of the site.

Appearance: The building is constructed predominantly in red brick to a traditional form with some contemporary window and door details.

Access: The development will comply fully with all requirements of Approved Document 'M'. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. Any transitions between hard and soft features will be less than 15mm in elevation. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

7.0 Conservation Area Appraisal

7.1 This development is not in a conservation area.

8.0 Concluding Statement

8.1 This design and access statement has been written in support of a planning application for: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide benefits to the community in terms of:

- *Provision of a good quality home in a residential area*
- *High quality design*

8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.