

Design and Access Statement
Proposed demolition of
existing shops and rebuilding to form
two retail units with four apartments over

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DESIGN

OUTLINE OF THE SITE

This site is a rectangular area of land which currently has a single storey shop and storage and two storey shop and storage over. There is access to the side with parking to the rear in an enclosed yard'

The site fronts onto Market Street. The street is generally made up of terrace and town house properties of shops and dwellings.

The site is 375 sq/M in area and lies within an area designated by the local authority for mixed development.

SITE DEVELOPMENT POTENTIAL

As the site is in a well established mixed use area, only existing established uses have been explored, as other uses would be considered detrimental.

USE

It has previously been established that mixed retail/housing use is most appropriate.

AMOUNT

The amount of suggested development has been designed so that it reflects the density of those surrounding properties.

The size and scale of the suggested building is designed to be in keeping with those in the locality. The suggested apartments are of a size that makes sale prices for them economically viable, given the local real estate prices and local consumer housing requirements.

LAYOUT

The width of the site is 13.5 metres. It will therefore comfortably accommodate the proposed suggested development. The depth of the plot is also generous by today's standards and will accommodate the suggested scheme.

The suggested siting of the dwellings has been considered to take into account minimum overlooking distances and these standards are comfortably met. The aspects of the suggested building is designed to be front and rear facing to give outlook into the street scene and also into the private areas. Having these aspects allows for adequate outlook into such areas so as to provide security to both the private and public spaces.

The parking is provided to the rear, which already has vehicular and pedestrian access.

SCALE

The material, shape and scale of windows and doors have been chosen to match the traditional scale of those in the neighbourhood. The size of the suggested building is also of a modest scale for buildings in this street, as it matches the characteristics of other properties in the street.

LANDSCAPING/AMENITY SPACE

There is no existing landscaping of the site of any valuable public interest. No trees are proposed to be removed as a result of this proposal.

The rear area is proposed to be designated parking, with full details to later reserved matter application, subject to final design of proposed building.

APPEARANCE

The suggested building is generally designed within the constraints of the existing dwellings in the area. However subtle elements in the design are employed to give the property a certain amount of individuality and identity.

ACCESS

Vehicular parking is to the rear.

The site will be accessed, both for vehicular and pedestrian from a private drive off Market Street.

Access into and around the interior of the building will provide movement that complies with standards as set out in current building regulations legislation part M. There will be no access constraints to 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. There are numerous local bus services which can be accessed at nearby bus stops within 200m. These bus routes serve access to nearby local amenities/services and Barnsley and Doncaster town centre, from where local and national services can be utilised. Road links are good, with the M1 and A1 within 10 minutes drive.

Local roads are in good repair and vehicular access to the site from main roads is very good. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not detrimentally compromised in this way.

The following policy has been consulted in relation to this proposal, however this is not an exhaustive list.

Relevant sections of the Core Strategy within the Local Development Framework.

Namely...

- CSP 1 Climate
- CSP 2 Sustainable Construction
- CSP 3 Sustainable Drainage Systems
- CSP 4 Flood Risk
- CSP 5 Renewable
- CSP 8 The Location of Growth
- CSP 9 The Number of New Homes
- CSP 10 The Distribution of New Homes
- CSP 11 Providing Strategic Employment Locations
- CSP 12 The Distribution of New Employment Sites
- CSP 14 Housing Mix and Efficient Use of Land
- CSP 16 Affordable Housing Rural Exception Policy
- CSP 19 Protecting Existing Employment Land
- CSP 22 Loss of Shops and Local
- CSP 23 Accessibility
- CSP 25 New Development and Sustainable
- CSP 27 Parking Strategy
- CSP 28 Reducing the Impact of Road
- CSP29 Design BE6B Design and Access for the Public
- CSP 31 Town Centres
- CSP 32 Small Local Shops
- CSP 39 Contaminated Land
- CSP 40 Pollution Control and Protection
- CSP 41 Development in Air Quality Management
- CSP 42 Infrastructure and Planning Obligations

Date...3/2/17..... Signed.....A Cudworth...

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