DESIGN AND ACCESS STATEMENT

Proposed Residential Development

off

Maple Road, Staincross

Prepared by KSL Design

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01 Purpose of Statement

This statement has been prepared by KSL Design Ltd on behalf to support a planning application for 4 dwellings off Maple Road, Staincross.

It has been prepared in accordance with the Department for Communities and Local Government (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to the Commission for Architecture and the Built Environment's (CABE) guidance on Design and Access Statements; 'How to write, read and use them'.

The statement presented here is to supplement the planning application in respect of the aforementioned site and to explain 'the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with (paragraph 80 DCLG circular 01/2006).

This document achieves this within the following sections;

Section 1 – Introduction – Outlines the purpose of this document.

Section 2 – Site Assessment – Considers the site and its surroundings in terms of the physical, social and economic context.

Section 3 – Pre Application Consultation – Provides details of the consultation undertaken with relevant Stakeholders.

Section 4 – Evaluation and Design Proposals – Identification of the site constraints and opportunities in order to establish the design objectives which underpin the development proposals. Presentation of the vision for the site together with design proposals including access arrangements, layout of the development, scale and use of buildings, amount of development proposed with hard and soft landscaping proposals.

Section 5 – Summary - Provides an overview of how the development proposals achieve the design objectives established.

02 Site Assessment

2.10 Site and Location

The application site is located north west of Barnsley Town centre. The site is accessed off Maple Road and is approximately 780 square meters in size.

The site sits within a residential area in the centre of Staincross, and within walking distance of a good range of shops, convenience stores, primary and secondary schools with excellent public transport links to the wider communities.

The site is predominately surrounded by bungalows to the north, south and east, 2 storey flats to the west and 2 storey semi detached dwellings to the north.

To the western boundary of the site is a car park providing parking for the apartments adjacent the site

The site was previously owned by the local authority and previous uses include site storage for surrounding maintenance works.

2.20 Topography

The site has a gentle slope from west to east and falls approximately 1.4m across the site frontage of Maple Road. An existing public sewer crosses the site



2.30 Movement and Circulation

Access to the site is taken from Maple Road. An existing 1.8m wide footpath runs along the site frontage. New drop kerb will be installed to provide vehicular access to the properties.

2.40 Sustainability

The site is located in a long established residential neighbourhood within 4 mile of Barnsley Town Centre giving access to a wide range of convenience stores, public houses, newsagents, doctors, post office, supermarkets, clothes and charity shops, restaurants and takeaway outlets.

There are a broad range of community and recreation facilities including Mapplewell & Staincross Village Hall located within Staincross to the south of the site. Mapplwell centre also has a wide range of convenience store, publics houses restaurants located 500m to the east.

Public transport facilities are available on Kingsway within 50m of the site giving access to Barnsley, Rotherham and Wakefield Town Centre whilst Darton Train Station is approximately 1.5 mile to the west of the site giving access to the wider area.

2.50 Townscape Context

The existing residential properties immediately adjacent the site are were constructed approximately 50 years ago. Buildings constructed are predominately semi detached bungalows, semi detached dwellings and apartments. The Bungalows are constructed blockwork with brown roofs, whilst the properties and apartments are constructed from red brick with both grey and red roof tiles. Windows are generally white upvc.



Existing bungalows to the south and adjacent the site



Existing red brick semi detached dwellings opposite the site



Existing red brick apartments to the west

03 Pre-application Consultation

In developing our proposals for the site, whilst no formal pre-app has been submitted, discussions have taken place with the Local Authority prior to the submission of the planning application.

04 Evaluation and Design Proposals

4.10 Evaluation

Following assessment of the site and its surroundings as set out in section 2, a number of constraints and opportunities associated with the proposed development have been identified. The site constraints and opportunities have been used to inform the design proposals for the site and are illustrated on the supporting drawings.

The **key constraints** are considered to be;

- Proximity and relationship with existing dwellings – particularly the bungalows to the south and east
- Access position fixed from Maple Road
- Interface of proposed development with existing dwellings
- Existing public sewer crossing the site

The **main opportunities** are considered to be;

- Opportunity to provide a high quality residential development to enhance the character of the area.
- To develop the site in a form that's in keeping with the existing predominate use of residential in a sympathetic manner.
- Opportunity to develop a site in a highly sustainable location.
- Divert existing public sewer to allow most economic use of the land.

4.20 Vision

The vision for the site is to complete a high quality residential development which respects the character and amenity of the area and fully integrates with and responds to the site opportunities and constraints.

The aim is to deliver a contemporary design solution for the site.

This will contribute to delivering housing choice and availability which will enhance and re-generate the site and surrounding area.

4.30 Design Proposals / Scheme Evolution

The design proposals for the site have been informed by the constraints and opportunities identified together with the character of the surrounding area.

A Public sewer crosses the development. Designs had been submitted and approved by Yorkshire Water for the diversion of the sewer. Details of the diversion are submitted with the application.

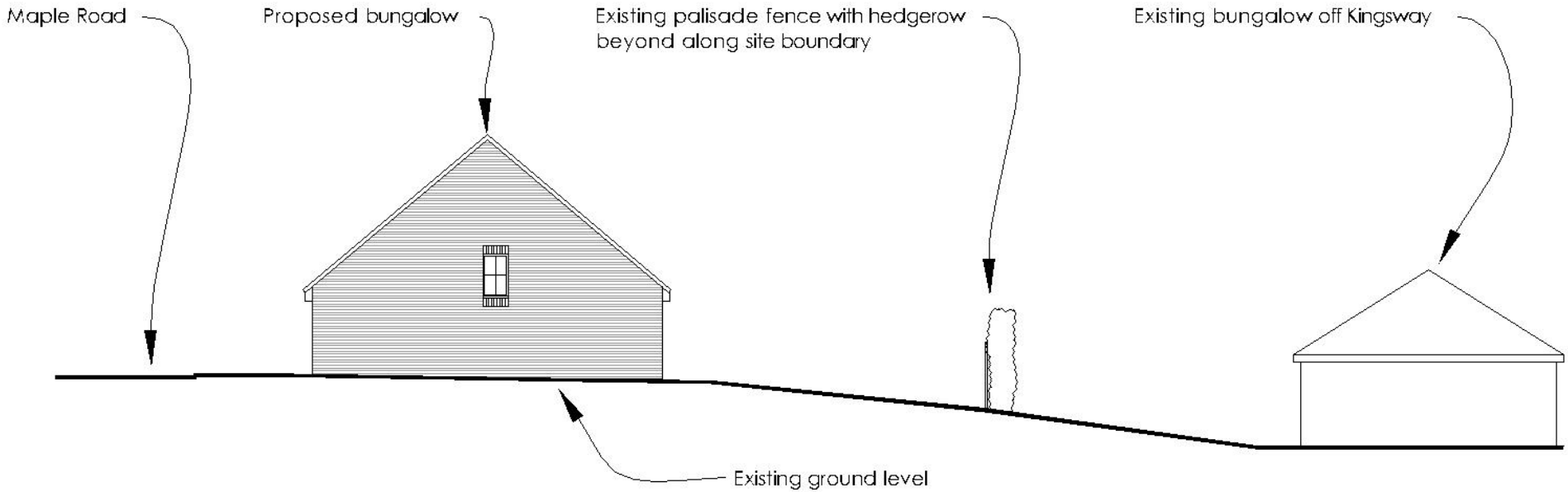
4.40 Amount and Use

The development proposed provides four 2 bedroomed semi detached bungalows.

4.50 Layout and Scale

The proposed site layout has been determined by the size and shape of the site, consideration of the sites constraints and opportunities.

Whilst overlooking distances are reduced back to back to the existing bungalows, as the proposal are for bungalows there are no overlooking issues – please see the site section below:


Maple Road
Proposed bungalow
Existing palisade fence with hedgerow beyond along site boundary
Existing bungalow off Kingsway
Existing ground level

section aa

4.60 Access

Vehicular and pedestrian access to the site is taken off Maple Road.

Access to individual dwellings will be provided in accordance with approved document Part M.

4.70 Car parking provision

The four 2 bed properties will have 1 parking space per dwelling, a total of 4 parking spaces provided. All parking spaces are located within the curtilage of the dwelling.

Bin storage to houses will be located to hard standing areas to rear gardens. An access gate will be provided onto Maple Road for refuse collection.

4.80 Appearance

An assessment of the neighbourhood character established that there is a wide variety of house styles within Staincross.

Dwellings that are adjacent the development are low / medium density with varying window proportions constructed from red brick and blockwork.

The proposed buildings will be constructed in red brickwork with red brick features. Vertical window proportions will be utilised to maximise solar gain and increase passive surveillance and reflect the room size behind.

The submitted scheme will create a high quality development scheme, taking a lead from the positive details that exist within the locality of the site but with a distinct design theme to create a modern individual identity.

4.90 Safety and Security

The layout of the development proposals have been carefully considered to ensure safety and security for those visiting and living on the development.

- The boundary between private and public space is clearly defined by soft or hard boundary treatments.
- There are no unsupervised areas within the site layout this will limit anti-social behaviour and opportunities for crime.
- Lockable gates provided at access points to rear gardens.
- Dwellings orientated to create conditions which make any potential offender vulnerable to detection.
- Suitable locks for doors and windows of dwellings.

4.10 Scale

The scale of the development is 1 ½ storey bungalows.

05 Summary

The site of the proposed development off Maple Road, it is within a sustainable location with good access to local facilities.

The scheme has been designed to preserve and enhance the character of the local area, which will successfully integrate into the existing landscape without adverse impact on the amenity of the existing dwellings.