

DESIGN & ACCESS STATEMENT

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, REAR OF PINDAR OAKS STREET, BARNSLEY

This Design and Access statement is prepared by Windle Cook Architects in support of the Outline Planning Application for the development of 2no. 3 bed dormer bungalows on land to the rear of Pindar Oaks Street, Barnsley. The statement follows the form preferred by CABE in the document ***Design & Access Statements- how to write, read and use them***

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1.Context

The site is in an area designated as Housing Land in the adopted UDP. The proposals therefore in principal accord with policy.



Extract from UDP

The site is surrounded on all sides by high walls providing separation from the rear yards which face towards it, and adjoins the rear access lane serving properties on Commercial Street from which access is provided. The access lane was gated by Barnsley MBC, with residents and council services having access by pass-key. The site was previously occupied by workshops which had been converted to form 11 flats in two storey buildings located around the perimeter of the site,

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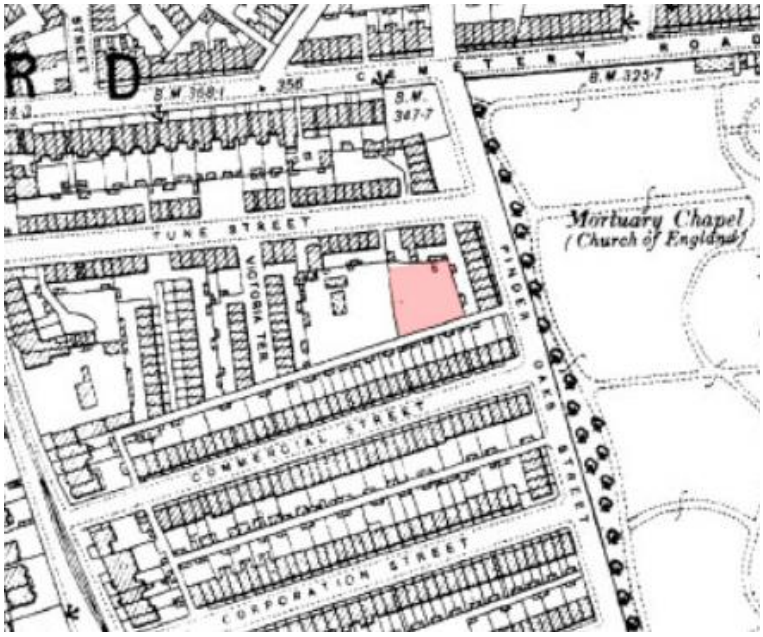
but is currently vacant. The applicant is aware that the site has been subject to fly tipping and associated environmental problems with rat infestation, and therefore the development is to be welcomed.

2. History

Reference to historic mapping shows that the site has remained vacant until between 1931 and 1962, when the now demolished workshop buildings were erected on the site perimeter.



Ordnance Survey 1889



Ordnance Survey 1906



Ordnance Survey 1931



Ordnance Survey 1961

3.Amount

The proposals are for two 3 bed dormer bungalows each with a plan area of approx.. 100 sq.m. The site area is 0.065 hectares, giving a density of 30 dwellings per hectare.

4. Illustrative Layout

The indicative layout demonstrates that it is possible to develop the land with two bungalows which will have appropriate amenity- parking spaces and private garden areas. By siting the bungalows at an angle, direct overlooking is avoided, and the proposed development will not harm the amenity of the existing dwellings which adjoin the site. The existing high boundary walls and trees will effectively screen the development



5. Scale

Single storey development is appropriate for the site as it negates any issues with overlooking. The development will be lower and further away from existing properties than the (now demolished) flats which once occupied the site.

6.Landscaping

It is proposed that the southern boundary wall facing onto the access lane be demolished, this will open up the site, allowing in natural sunlight and improving the aspect of the cobbled lane. Each of the proposed dwellings will have level private garden space in excess of the requirements defined by the UDP. The high boundary wall to the remaining three sides and dense tree screen to the west will provide enclosure and permanence

7. Appearance

Although appearance is not a consideration of the Outline Application, it is proposed that the bungalows will be of traditional design constructed of brickwork with steep pitched slate roofs which will sit well with the general character of the area.

8. Access

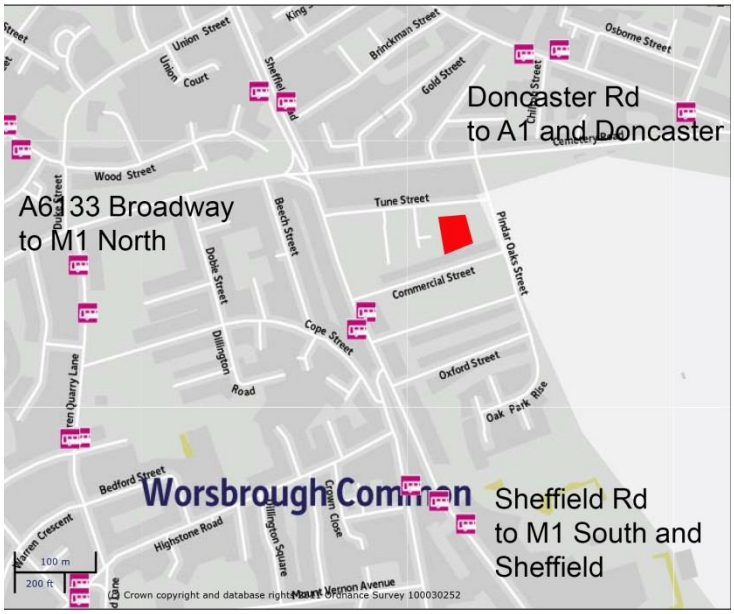
Access to the development is provided by the existing cobbled lane which runs parallel to Commercial Street. The proposals allow for the lane to be effectively widened along the site frontage, allowing vehicle movements into the site. Currently a one way system operates for bin collection, with access in from Pindar Oaks Street, and out onto Commercial Street. It is proposed that this system will continue to operate for the new development. The access is gated, with residents and Council operatives having a pass-key.

9. Sustainability

The site is within an established residential area, is easily accessible and well connected by public transport, it has benefit of local services and community facilities. It is close to the Hospital, which is a major employment provider so therefore provides good access to jobs, key services and infrastructure, contributing to reducing carbon emissions. The location also has easy access to open space and is located opposite the Cemetery

10. Transport links

Pindar Oaks Street is accessed off Cemetery Road, which links via. Doncaster Road,to the A1 and to the A6133 and A628 to the M1 motorway both North and South. The site also has access to a comprehensive public transport network, bus stops serving Barnsley town centre and the wider area all within a short walk of the site.



Bus and road links

11. Inclusivity

The site is accessed from a relatively level lane, and is itself at a gentle gradient. Consequently, it is suitable for a bungalow development which required good level access to create an inclusive environment.

12. Photographs



A high brick wall fronts the access lane, this will be demolished



Rear yards of houses on Pindar Oaks Street are screened by a high brick wall





New development to the west is screened by a dense tree band



The access lane is gated at it’s junction with Pindar Oaks Street

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