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REF/DAS/AR

Design & Access Statement

Proposed Residential Development for 10 Apartment at 17 Day Street, Barnsley

Applicant: Mr Cross

Introduction

This is a detailed Design and Access Statement to support the submission of a outline planning application for the above stated development and as been prepared by A Robinson Chartered Architect BA Dip Arch, RIBA, ARB, BSc (Hons) PM.

The purpose of this design and access statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating the proposed development. The statement looks at the proposed development and its relationship with the adjacent dwellings and the character of the wider area in particular the proposed layout of the site which has been largely influenced first of all by the dimensions of the site, the boundary and the Supplementary Planning Guidance Notes.

The proposed structure will be built as a block on a similar scale to the neighbouring houses. Each storey will accommodate 4 apartments of 1 or 2 bedrooms apartments each, the third storey in both cases being in the roof void and being 2 bedroom apartments. Parking for the apartments will be block car parking within the site curtilage. The majority of the properties adjoining the site are two storey terraced properties.

Design of the proposed development

The site of the proposed development appears to be almost level along Nursery Street but there is an approximate 300mm fall from the top of the site on Day Street to the bottom of the site. The application site is currently used as a steel fabrication business. This includes offices and a workshop with a small service yard to the rear of Day Street. The site is located predominately within a residential area, with dwellings around all four boundaries but separated by either adopted roads/footpaths and a services road to the top side of the site.

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The proposed buildings will be visible from all adopted public highways and footpaths' that surround the site. The existing structure including the service yard will be required to be demolished in order to accommodate the new block of apartments.

Access Considerations

In terms of the characteristics of the access which will be via Castle Street into the site. The car parking area will be the area of land within the site that is currently used as a service entrance and parking for the lorries for the current business activities, there is currently an existing drop kerb allowing clear access to the site. Areas within the site that can be used for SUDS applications this may require designing at a later date.

Involvement of Community Members:

The scheme has no implications for the general community.

Evaluation:

It is not know what opinions the adjoining owners have because they have not been consulted.

Design Principles:

Use:

The proposed development is justified particularly as it brings an existing commercial plot into residential use therefore maximizing the lands potential for occupancy, whilst being sympathetic to the adjoining property and the surrounding area and completely removing the commercial traffic following the completion of the build.

Scale

The proposed development is to scale with the surrounding properties.

Landscaping:

New landscaping will be supplied to the property which lies of a very limited physically sized plot.

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Appearance:

The building is to be constructed using materials that are sympathetic to the surrounding developments.

If you require any further information or clarification please do not hesitate to contact me.

Yours faithfully,

Alan Robinson

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