

THE OLD TICKET OFFICE

HILL STREET
ELSECAR
BARNSELY
S74 8EL

DESIGN AND ACCESS STATEMENT

DECEMBER 2017



Monfredi Builders Limited



PLANNING PARTNERS
Thinking outside the box

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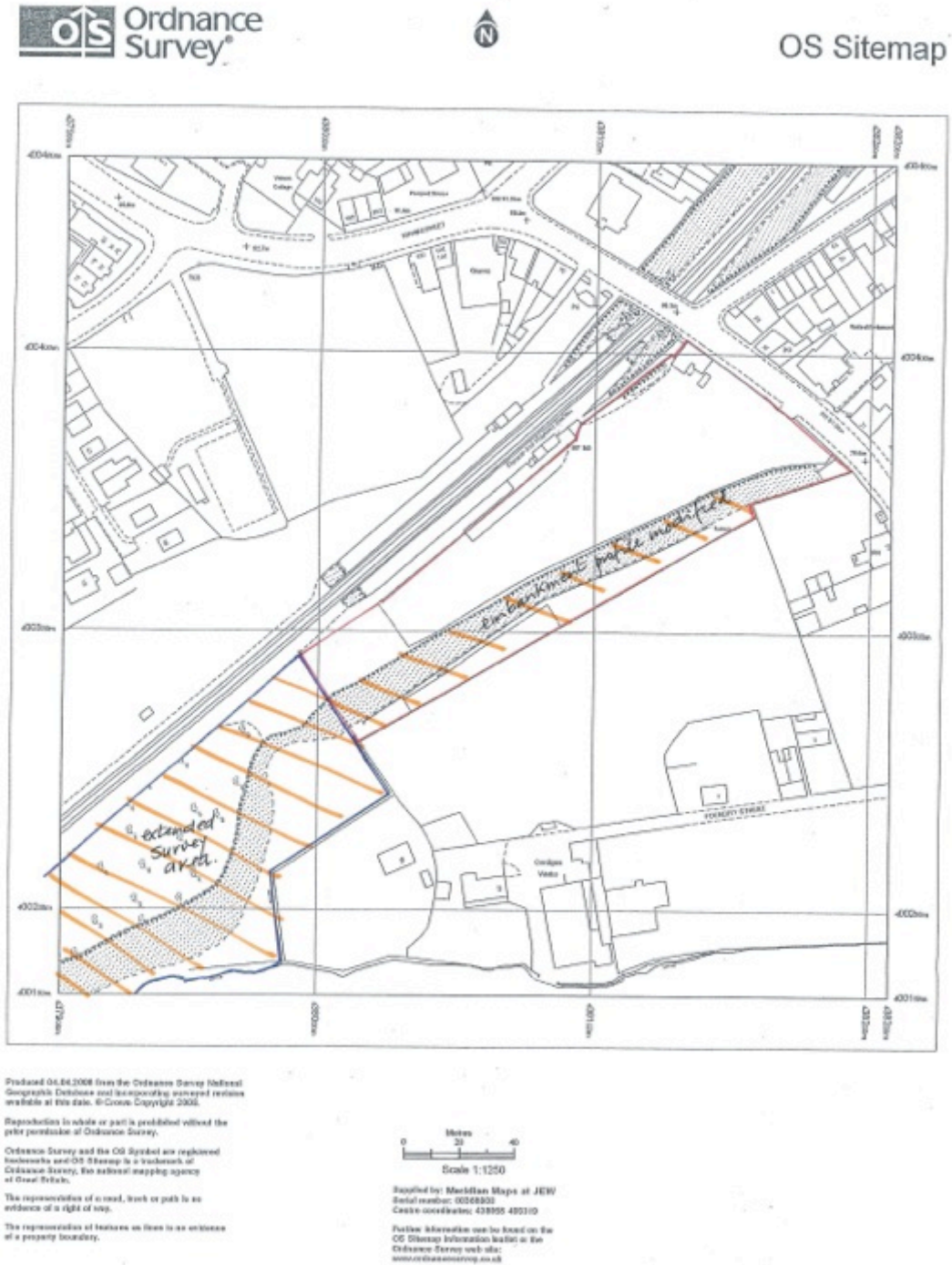
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1.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Monfredi Builders Limited in support of a full planning application of a development of 7 detached and 2 semi-detached Dependant Living dwellings including 4 Disabled Living apartments and 1 detached Disabled Living Bungalow. The 4 disabled living units with associated working gardens for the disabled on the site of the Old Ticket Office, Hill Street, Elsecar, Barnsley S74 8EL should be read in conjunction with the proposed supporting drawings, application forms and other documentation submitted along with this application.

This statement focuses on the benefits of the proposed new development and their end user. It will look at and appraise the existing site, its surroundings and neighbourhood and will demonstrate the proposed use of the site. It will explain the design principles and concepts that have been applied with the wider community in mind, to achieve a highly sustainable development through good urban design and incorporates the inclusion of able-bodied and disabled people including dependent family members.

2.0 THE PROPOSED SITE



Design and Access Statement – Hill Street, Elsecar





2.1 Physical Context

A topographical survey has been prepared and a copy is included with the application documents. It illustrates the boundaries, which can be seen on the aerial photo above.

The land at Hill Street is currently a contractor's depot and therefore would enhance and tidy up the appearance of the site.

The site abuts the railway station and 2 storey terraced housing beyond. The Gabian Basket defined boundary along the bottom side of the site, is defined by a hedge with self-sewn trees.

3.0 CONSIDERATIONS, STRATEGIES AND OPPORTUNITIES

3.1 Proposed Use

The proposed use of the new development is one of considered design aimed at families accommodating a dependant relative, 4 disabled

living units and 1 disabled friendly bungalow. The spatial design and layout of the 14 dwellings is such that a young family can still utilise the space without compromising either themselves or the supported family member, therefore encouraging and supporting a full family life for the whole of the family.

In particular, careful consideration has been given to the placement of the stairs and bathrooms, so as to accommodate stair lifts and privacy where required. The design promotes the ability to include all members in everyday family life.

We have worked closely with consultants and charities of similar schemes to understand and appreciate the needs of communities and specialised individual housing needs. For this reason, The Old Ticket Master's Office will now become a 3 bedroomed dwelling along with the proposed new dwellings.

3.2 PLANNING

3.2.1 Allocation

The Barnsley MBC Unitary Development Plan indicates that the site frontage and the curtilage of the site are located within Housing Policy Area H2.

The remainder of the land at the rear is allocated for residential development as part of UDP Policy H2, sites to be developed for residential use.

The whole of the site is within the development curtilage of Elsecar and defined as Urban Fabric within the emerging Local Plan.

A Planning Statement has been prepared to expand upon the Planning Policy issues and a copy of the statement is included as part of the application documents. The site is allocated and suitable for residential use due to Barnsley Council unable to deliver a 5 year housing supply.

3.2.2 Density

The total site area is 1.9 Hectares of which the developable area is 0.6Ha which excludes Area 5 of Historic England's map

Although the site layout illustrated on drawing ref: P01 is indicative, the density is considered to be appropriate to the site and reflective of similar developments adjacent to the site and within the local area.

3.2.3 Building for Life 12

A Building for Life 12 Assessment has been prepared and is included at Appendix A. The scheme performs well with 12 'Green' scores

3.2.4 Pre-Planning Enquiry

A Pre-planning Enquiry ref: 2017/ENQ/00280 was submitted to Barnsley MBC in May 2017 and a response was provided by the council (Senior Planning Officer – Elaine Ward) on 24 July 2017. The response has helped to inform the current proposals.

3.3 Evaluation

3.3.1 Use

The site is allocated as Housing Policy and H2 and the principal of residential use is established.

3.3.2 Amount

An indicative layout plan has been prepared and a copy is included with the application documents. This provides an indication as to how the site might be developed to provide a total of 14 No dwellings.

The site has a total area of 1.9 Ha and the layout provides 14 dwellings in total.

The proposals avoid the use of 3 storey dwellings as per Historic England's comments, keeping Area 5 free from any development.

The layout comprises:

- 7 x detached dwellings including refurbishment of the Old Ticket Master's Office
- 2 x semi-detached dwellings
- 4 x disabled living apartments
- 1 x disabled living bungalow

The proposed dwellings exceed the requirements for minimum floor areas outlined in the South Yorkshire Residential Design Guide.

All dwellings have front gardens and all have rear gardens which significantly exceed minimum standards for private external space.

Parking spaces exceed minimum requirements for all the dwellings.