DESIGN AND ACCESS STATEMENT

Barnsley, Canal Street
Substitution of Plots 51 and 64

Free-go re-submission of Refused Planning
Application: 2008/1429 (05.11.08)

Document reference M89-DA-02a March 26th 2008

BLOOR HOMES®

DESIGN STATEMENT

This is a re-submitted application from a previous refused application (ref:2008/1429 dated 05.11.2008). It seeks approval for the re-planning of the detached house type on what was plot 51 to 2no. 2 bedroom semi-detached houses to comprise of Plots 51 and 64. Revisions have been made to the parking and landscaping to lessen the impact of the parking and increase garden amenity.

Approval has already been given for the advance road and path network and this has already been partially constructed.

THE SITE

The application site measures approximately 0.02 hectares to the northeast of and within a larger 1.5 hectare, partly constructed residential development.

The land slopes steeply down from Honeywell Place into the site and down to Canal Street, the main access into the site.

Existing properties adjoin the application site off Honeywell Place, at a higher level.

SITE LAYOUT (Constraints)

The main principle of road access and plotting of houses was established on the previous reserved matters approval.

Following further geo-technical investigations on the bank to the rear of No.18 Honeywell Place, it was recommended that a retaining wall structure be placed along this boundary to stabilise the rear garden of No. 18 and to provide an effective development platform for Plot 53. The level difference from the end of the new access road to Honeywell Place also required the parking provision and garaging to be sited closer to the access road they were served by, as minimum drive gradients dictated. 3 No. parking spaces are, therefore, provided to the front off the public highway (1 for each house and 1 visitor space) – reduced by 1no. space on the previous application.

The development is bordered on the west and south by our existing sewer and associated easement that prohibits built development within it.

DENSITY

Two semi-detached properties from the detached house increased the density to 100 dwellings per hectare.

HOUSING MIX

The current proposal is for 2 No. 2 bedroom semi-detached dwellings aimed at the first time buyer market. The surrounding new development has a wider range of 2,3 and 4 bedroom properties consisting of apartments, terraces, semi-detached and detached.

SCALE AND APPEARANCE

The building is 2 storey, which is of a similar domestic scale to the surrounding new and existing developments.
The main elevation treatments will be Harvest Buff Multi facing brickwork and Russell Pennine Cottage Red roof tiles. The elevational treatments are simple window casements, brick soldiers and cills with corbelled eaves and boxed fascias. A simple vernacular found in the vicinity and already approved for the surrounding new residential development.

GARDEN BOUNDARIES

1.8m high close boarded fencing to the public footpath on the western boundary and retaining wall ranging in heights (2m – 3m) with fencing at top to offer privacy to the higher properties for plot 50 and No.18 Honeywell Place. Between properties in the rear gardens a 2m long and 1.8m high larch lap privacy fence immediately at the boundary of the 2 properties with 1.2m post and wire fence along the reminder. No “above ground” fencing is proposed to the front garden/parking areas.

AMENITY SPACE

Each dwelling benefits from an individual rear garden space, an average 10m in length and ranging from 68m^2 to 95m^2 in area. All rear gardens face north.

CAR PARKING

Each property has one car parking space, with a shared visitor space. On the remainder of the development there is a range of on-plot drive parking, an attached garage and integral garage variations.

LANDSCAPING

A scheme of new planting of native trees has already been submitted to enhance the area. Separate landscape architects plan should be consulted.

ACCESS STATEMENT

The 2 dwellings will comply with Building Regulations Approved Document Part M, 2004 edition that includes access to and into the dwellings, circulation within the entrance storey of the dwelling, accessible electrical switches and sockets and W.C provision to the entrance storey of the dwelling.

Parking spaces and associated garages are located in close proximity to the dwellings; they are at a level that can be gained by gently sloping footpaths. All dwellings will have level thresholds to front doors.

A new adoptable road fronts the dwellings, which allows access down on to Canal Street and to the wider Barnsley area for access to local facilities. A network of public footpaths links the northern section of the site to Honeywell Place and Honeywell Street. Both are constructed to adoptable standards and will become public highways and footpaths.