PROPOSED RESIDENTIAL DEVELOPMENT

SEMI-DETACHED HOUSES

at

THORNTON ROAD
KENDRAY
BARNSLEY

For

MR ABOUTALEB AKHGARKODAZ

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for the erection of a pair of semi-detached dwelling on land at Thornton Road, Kendray, Barnsley adjacent Kendray Health Centre.

Town & Country Planning approval for residential development comprising a pair of semi-detached dwellings (Ref 2007/1463) was granted on 12th October 2007.

This application is for similar proposals that are in keeping with the scale and appearance of other recent developments the immediate locality

2 THE SITE

The site is situated adjacent the entrance to the Health Centre. On land between the access road and adjacent industrial/commercial properties.



VIEW OF SITE FROM THORNTON ROAD

The Health Centre was constructed as part of the regeneration of the Kendray area that also included significant numbers of new dwellings

The area is predominantly residential however as well as the Health Centre there are commercial/industrial uses to the south.

The older dwellings in the locality are generally traditional semi-detached properties, many of which are thought to be owned by the Local Authority. Many of these homes have

been modernised as part of the regeneration of the area and new homes have been constructed in the locality.



APARTMENTS UNDER CONSTRUCTION OPPOSITE THE SITE



TYPICAL RECENTLY CONSTRUCTED DWELLINGS

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The size and accommodation proposed for the dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features. The detached houses that are located on the elevated area of the site have been designed with the principal room windows orientated towards the south west to take maximum advantage of the distant views.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation. Overshadowing and/or overlooking have been minimised.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access, existing rights of way and separation distances to surrounding dwellings.

Pedestrians will have good visibility along the length of the access road to maximise the natural surveillance. Further main windows from the proposed dwellings have been positioned to provide views over the parking area.

Planting will be carefully considered so that it does not impede the opportunity for natural surveillance.

The position of walls and fences has been determined to ensure that they do not obscure windows or doors.

Appropriate demarcation is proposed between public and private areas. As recommended in ‘Secured by Design’ the dwelling frontages have open views.

However, vulnerable areas such as rear gardens will have defensive barriers provided by fencing minimum 1800mm high.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

The architectural style is in keeping that of the existing buildings in the locality.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings on the site and the immediate surroundings

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

Any potential for overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings and orientation of windows to habitable rooms.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 PLANNING POLICY

Although the site is adjacent the Health Centre grounds the site is within a Housing Policy Area and as such policy H8 is of particular relevance. This states that areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use. The introduction of these dwellings to be used in conjunction with the Health Centre is appropriate in the context of the residential nature of the surroundings.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

It is proposed that dedicated parking spaces in line with Local Authority requirements will be allocated within the site.

The proposals comply with the principals of PPG3 that seeks to support the Government's emphasis on securing sustainable residential development. It is also in line with Barnsley M.B.C. policy that seeks to limit the number of parking spaces.

6 ACCESS

The access to main areas of the site is to be via the existing site access road from Thornton Road. There will be no significant intensification of vehicles entering or leaving the Health Centre site and therefore there will be no problems of Highway safety.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to

meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

7 ASSESMENT

Dwellings of the type proposed are fully compatible with the general character of the locality particularly when taken in the context of the major regeneration and house building programme.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.