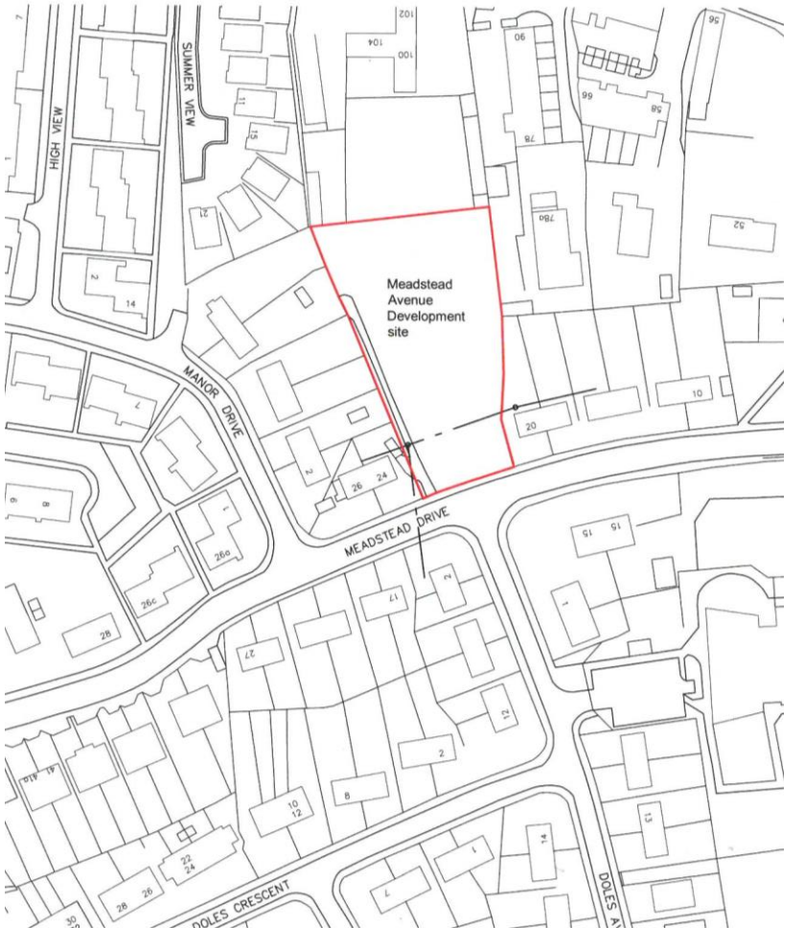
Design and access statement

New Housing Development
Meadstead Drive, Royston

August 2017

introduction



Above: Site location plan

This design and access statement is intended to explain the rationale behind the design of the planning application for the proposed development of a vacant plot into new residential dwellings sited at Meadstead Drive, Royston.

This statement is intended to explain the proposed scheme, contains a written description and justification of the application in design terms and is accompanied by a range of photographs, maps and drawings in order to illustrate and demonstrate the points made. It includes information from measured surveys, ecological investigations and is in keeping with future development of the immediate local area.

The statement includes site analysis, commentary on the use and quantum of development, an explanation of layout and scale, landscaping, details of illustrative external appearance and scale, along with an explanation of the sustainability of the proposal, and the required description of access arrangements.

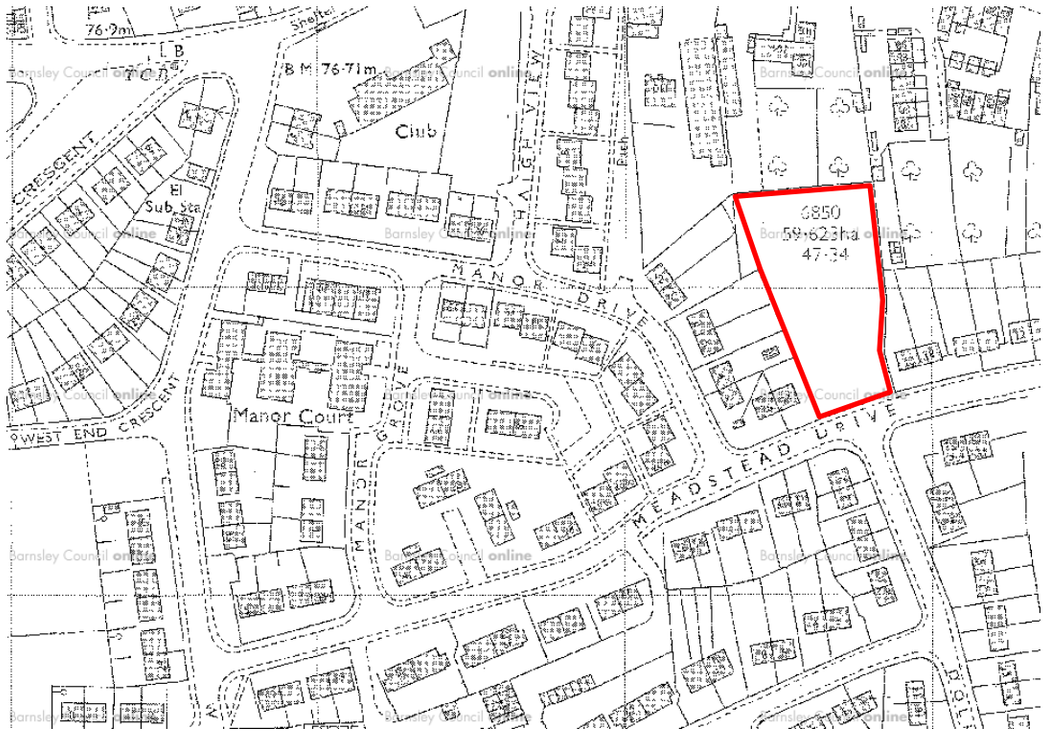
This statement is considered to be fully in accordance with Government Circular 01/06, 'Guidance on Changes to the Development Control System'.

This statement reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use Them'.

These are: Assessment, Involvement, Evaluation and Design.



Above: Photograph of existing site from Meadstead Drive



Above: Map of Meadstead Drive from 1960 highlighting area of proposed works

Context

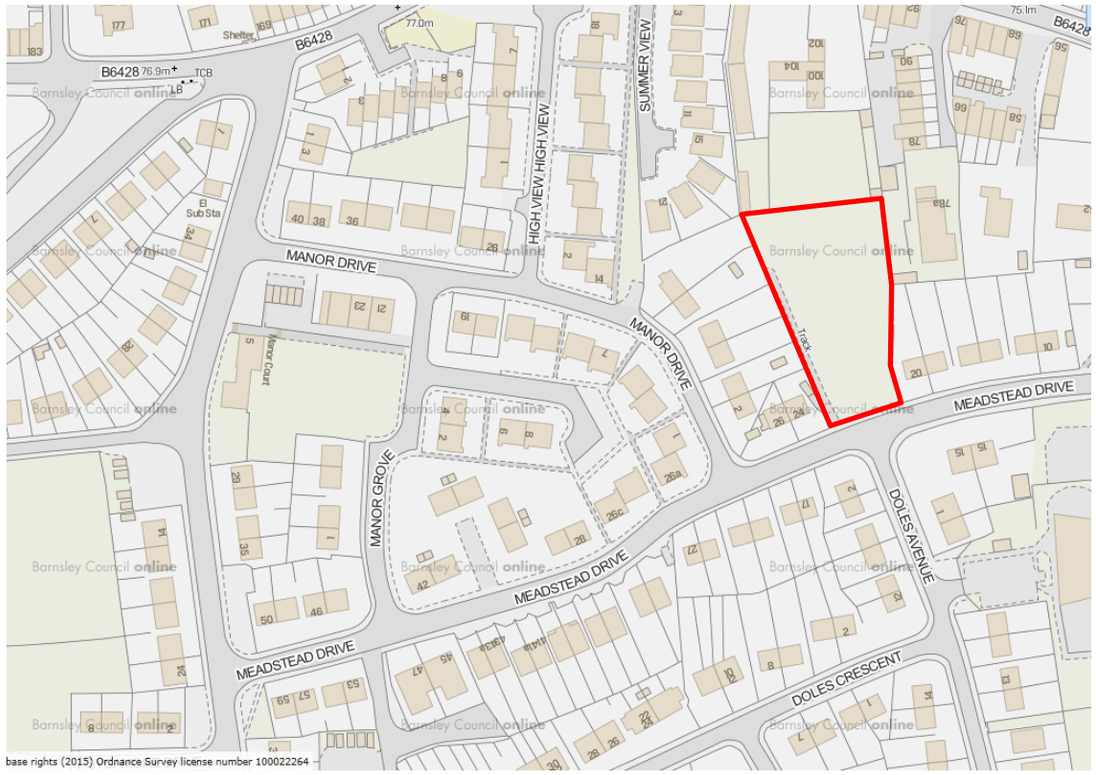
The site is located to the north-east of the Barnsley central area in the village of Royston. The site is located close to local amenities including a school, pharmacy, community centre and local shopping area.

Royston is a popular well established neighbourhood and stable community. It includes a good balanced mixture of social and private owner occupied housing. Demand for all types of housing is strong and there is a particular need for easy access single story accommodation built to lifetime homes standard.

Access

Meadstead Drive is a residential street with a mix of two storey semi detached houses and bungalows set back from the road. Most of the existing properties have off street parking provision for at least one car. There is a dirt track driveway on the Western boundary, which is accessed directly off Meadstead Drive, providing access to garages at the rear of the properties on Manor Drive. There is also a bus stop located directly outside the proposed site on Meadstead Avenue.

The new development will provide off street parking for a minimum of one car inline with Lifetime Homes guidelines. The properties fronting onto Meadstead Drive will be accessed directly off the road via new dropped kerb access and the remaining plots will be accessed via a new private road.



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Above: Map of Meadstead Drive from 2014 showing development site

Proposed Use

This and the other small sites in the area are to be developed by Berneslai Homes on behalf of Barnsley MBC (subject to separate planning applications) come together as a cluster of infill developments to provide a total of fifteen bungalows of different sizes and types. With the exception of the Meadstead site, which was previously undeveloped, all of the others are formerly developed brownfield sites and or redundant garage courts. By utilizing these sites we aim to tidy up the streetscape in the area and develop new housing ,which both blends in with those adjacent and adds to the housing offer in the area. The sites will be developed as one building contract to benefit from economies of scale and to maximise impact.

The proposed Meadstead development consists of 7 no. new residential plots which are predominantly semi-detached 2 bedroom single storey bungalows with one 2 bedroom detached bungalow at the top of the site. The dwellings have been designed to Lifetime Homes specification and will have level access driveways and entrances.

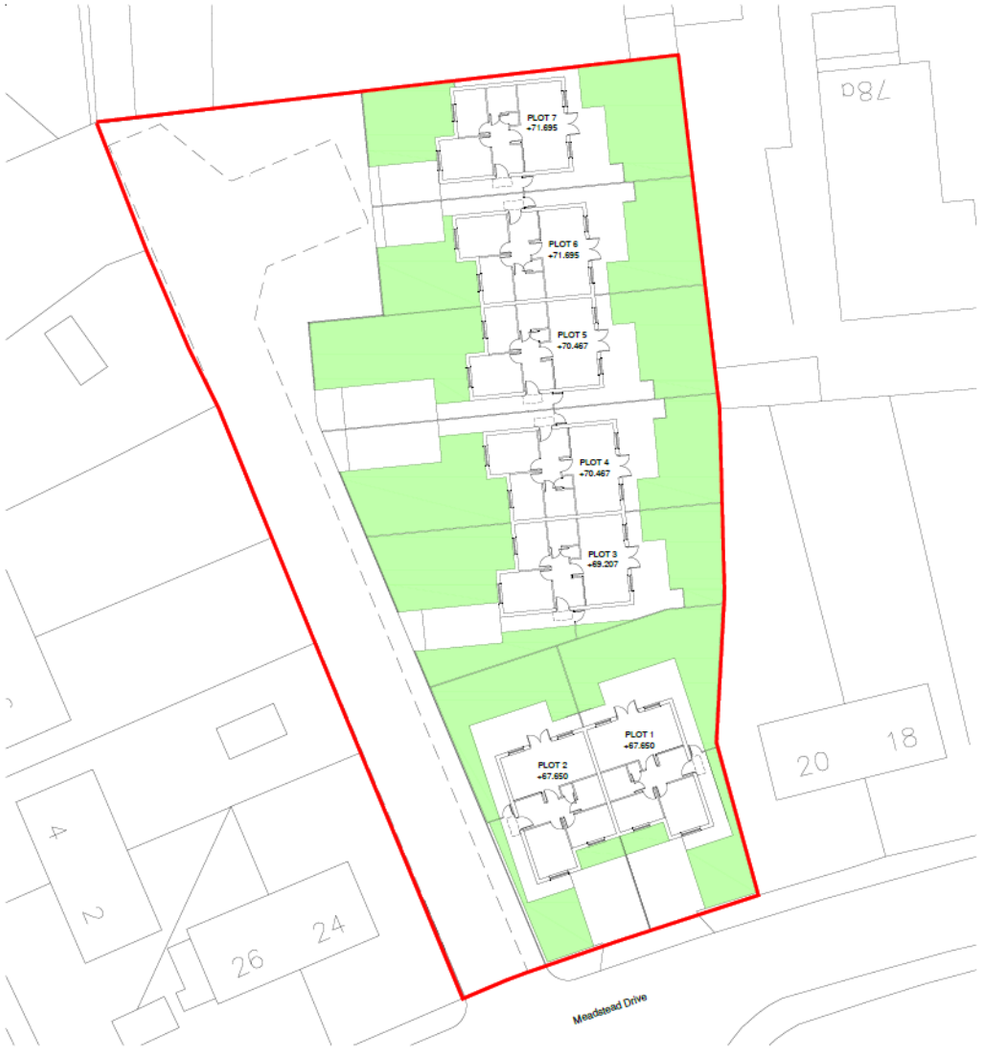
Access/Footpaths

There are currently no adopted highways or footpaths crossing the site. There is an existing rights of access , via the aforementioned dirt track, to the rear of no. 2 to no. 12 Manor Drive, which will be maintained via the new access road.

The new access road will be 7m in width with a turning head at the top to accommodate refuse collection vehicles.

Disposal of surface water is to be kept within the site boundary and will be managed using slot drains on each plot and drainage gulley's on the access road to prevent run off onto the adjacent highway.

layout and landscaping



Above: Proposed site plan extract showing site layout

The site layout aims to maximise the number of plots on the site whilst remaining sympathetic to the surrounding streetscapes. The two plots facing Meadstead Drive have been positioned to line through with the adjacent plots at No. 20 & No.24 and will have brickwork front garden walls with metal gates to tie in with the existing streetscape.

The remaining properties have been positioned within the plots to provide sufficient space for a driveway at the front and a patio and garden at the rear. The driveways have been designed to be 3300mm wide to provide sufficient space for a car and pedestrian access in accordance with the lifetime homes design guide. There will be a level path alongside each property providing access to the main entrance door to the property and also to the rear garden. The rear garden access is secured with an 1800mm high timber gate. The falls of the driveway, paths and patios will not exceed 1:60 to comply with the design guide criteria. Level access is provided into every property. It is proposed that the new access road will follow the existing fall of the land, which is approximately 1:14, and there will be transition zones at the end of each driveway to tie the levels in

The front gardens will consist of a soft landscaped area which will be turfed and the driveway will be surfaced in tarmac. A paved path leads from the driveway to the property and concrete pin kerbs will separate all changes in surface materials. The plots will be separated by metal 1200mm high metal railings, which will also run along the front of the plots. Due to the site topography there will be significant change in level between the plots, which will be addressed by introducing brick retaining walls between alternating gardens.

The rear gardens have been kept level where possible and have 1800mm high close boarded timber fences to all sides. The surfacing will consist of a paved level patio and turfed soft landscaping will make up the remainder of the garden. There will also be a dedicated refuse store within the rear garden.

The access road will be surfaced in tarmac with half battered concrete kerbs with drop kerbs at access points.





Above: Examples of design precedents

Appearance

The elevation treatment is a contemporary take on a traditional material pallete using Red facing brick with grey windows and contemporary interlocking grey roof tiles. Due to the natural fall of the site, the semi detached properties will have stepped gables and retaining walls between the gardens to achieve the level access requirements.

The garden retaining walls will be red engineering brick and the design of the boundary wall to Meadstead Drive will reflect that of the existing properties. The properties on the private road will be fronted with 1200mm high black metal railings.

Scale

Development of site shall not affect the overall scale of the area. The proposed development aims improve and enhance the existing context.

conclusion

The development site addresses all points highlighted in the above document.

We believe that the development of the site will make a positive contribution to the wider regeneration of the area. It will also improve the context to adjacent properties by increasing defensible space (security). As an infill development the proposed housing will strengthen the street frontage along Meadstead Drive.

From a housing stock and management perspective the project enhances the housing offer on the estate addressing the shortage of bungalow properties.