



# DESIGN & ACCESS STATEMENT

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## Proposed residential development

at:

land to rear of  
32, Queens Road  
Barnsley  
S71 1AR

for:

Beecroft & Price Properties  
and Ecogise Properties Ltd

date:

February 2024

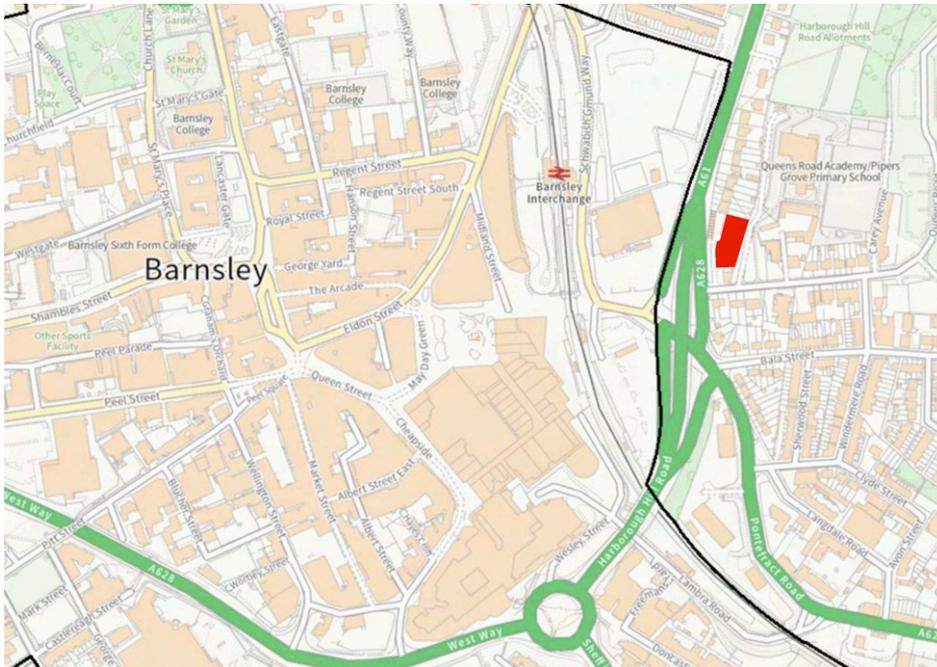
### Introduction

This Design & Access Statement has been prepared in support of the outline planning application to Barnsley MBC, for a small scale residential development on the site shown below.



The site

The site lies just outside the Town Centre boundary, is within walking distance of all amenities and has excellent rail and bus transport links and is therefore in a highly sustainable location, see below;



The site location

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**Existing and proposed use**

The site previously housed a number of brick built industrial units (see photograph below). These buildings have since been demolished. In 2012 planning permission was granted for a church & community centre on the site (2012/0747). This proposal is to re-purpose the site for residential use, as shown on the submitted plans.



Previous use

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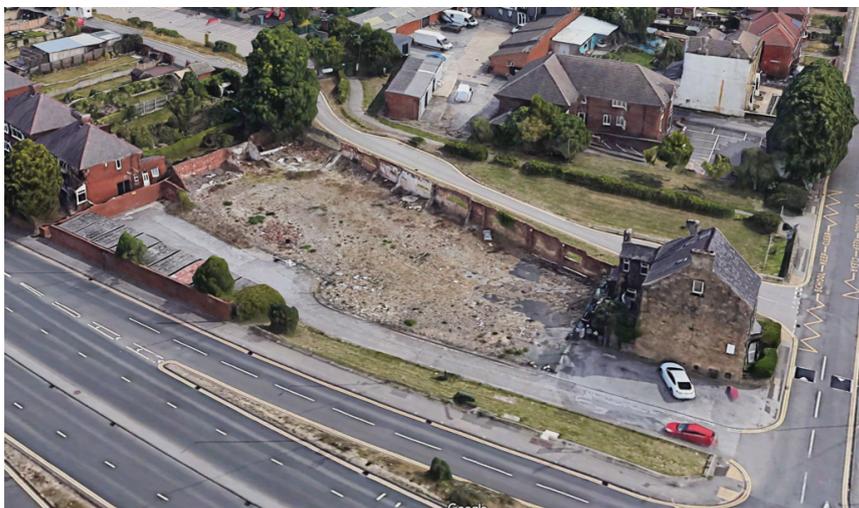
**Design, Appearance, Layout & Scale**

This application is for outline planning permission and seeks approval for access and layout only. The indicative layout of the site is as shown on the “site plan as proposed” drawing. The overall site area is 1103m<sup>2</sup>. Other matters of appearance, landscaping & scale would be considered at Reserved Matters stage.

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**Landscaping and trees**

There are no trees within the site, (see image below). There is a mature tree to the north-eastern corner of the site, which is outside of the application site boundary. The proposals are such that there will be no excavations/construction work affecting the root protection area of this tree. Basic hard and soft landscaping of the site are as indicated on the “site plan as proposed” drawing.



Existing site

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**Access**

Access to the site is by way of the existing macadam surfaced access road, off Queens Road. The access road also serves 9nr. lock-up garages. It has been suggested by Highways that the access road is upgraded. Access to the proposed dwellings will be in accordance with Approved Document M of the Building Regulations.

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**Summary**

The proposals will regenerate the site to provide a small scale residential development of economical dwellinghouses, and will supplement the local authority housing stock.

ADP Architecture and Design Ltd