BUILDING FOR LIFE 12 ASSESSMENT

NEIGHBOURHOOD INTREGRATION.

1. Connections :-

   The positioning of the dwellings fits within the local landscaping of the site.

   The site creates a cul-de-sac with no public footpaths or right of way. The site is easily navigable, as it is well laid out with good lighting. All pavements and footpaths lead to the front of each property. Coming the rear of the dwelling private.

   Assessed compliance – good.

2. Facilities and Services :-

   The site sits within the village of Elsecar. The village is well serviced by local facilities.

   Convenience store, fish and chip shop, chemist, children's play area, 2 pubs, takeaways. Are all within an easy 5min. walk from the site.

   The site is currently accessed by an existing road. This is in poor condition and the proposal will includes works which will up-grade the road to enable it to adopted by Barnsley Council.

   There currently exists street lighting.

   Assessed compliance – good.

3. Public Transport

   The site has excellent links to both road and rail networks.

   Elsecar train station is within a 5 min. walk. This has links to Barnsley and Sheffield and therefore connections to the East and West Coast mainlines.

   There is also a bus stop at both sides of the road at the junction Foundry Street and the main road of Fitzwilliam Street. This has routes to Hoyland, Sheffield and Barnsley.

   Assessed compliance – good.

4. Meeting Local Housing Requirements

   The scheme is very modest in size and scale. Seven - 4 bedroom homes.

These are designed with young couples in mind who are ready to start and build a family. These houses can accommodate a growing family unit providing lifelong living.

Assessed compliance – good.

5. Character

Although the proposal is for only 7 dwellings, the houses are designed to echo the use of local materials for walls, roof tiles and windows. This criteria will enhance the look of the scheme within the landscape and it's local environment.

The roof line has been broken up to reduce the visual impact of the houses, again to minimize their visual appearance, and to blend in with its landscape.

Assessed compliance – good.

6. Working with the Site and its Context

The orientation of the houses make the most of the stunning views the site commands. The land naturally slopes away from the railway line towards the small brook situated just beyond the site boundary.

The upper windows of the higher positioned houses will be able to see over of the roof tops of the houses in front and on to the view beyond. The houses have large gaps between allowing views through from the ground floor.

Assessed compliance – good.

7. Creating Well Defined Streets and Spaces

This a very small development therefore the street is very modest.

However, careful consideration has been given to the layout of the proposal.

Front doors face onto the road with each plot having a large single garage and 2no. off road parking spaces. Landscaping to define the boundary will discourage pavement parking. There is also visitor parking spaces within the site.

As you enter the development the end of the site has been left 'open' so that the extensive views of nature can be seen.

Assessed compliance – good.

8. Easy to Find Your Way Around

As the proposal is so small, it is extremely easy to find your way around. With houses placed on either side of the access road. Hard landscaping will also help to define public and private space.

Assessed compliance – good.

9. Streets for All

The entrance to the site will include a speed bump and a modest sign indicating a 20mph limit.

The width of the road although highways compliant, will also assist in restricting speed. Together with the short length of the street all add up to a site which will make it difficult to drive above the 20mph limit.

Assessed compliance – good.

10. Car Parking

The scheme allows for 1no. large single garage and 2no. off street parking per house.

The garage is integral to the design of the house and blends in well with the overall concept.

There is also an allowance for 4no. visitor parking spaces. These are at the end of the road not visible from the entrance of the street but are over looked by a number of the houses.

Assessed compliance – good.

11. Public and Private Spaces

As the scheme is small in scale there is no allowance for a public space, except for the access road and pavements.

Assessed compliance – good.

12. External Storage and Amenity

The external space for each plot is generous allowing for a permanent constructed and lockable bin storage area per house, away from the street scene.

The single garage is large enough to house a good sized family car, and long enough to store bicycles at the rear.

The back garden has plenty of space for a large timber shed to store garden equipment etc.

Assessed compliance – good.