PROPOSED RESIDENTIAL DEVELOPMENT OF EIGHT DETACHED HOUSES

on

THE SITE OF THE STURDY LADS PUBLIC HOUSE LONGRIDGE ROAD MONK BRETTON BARNSLEY

For

MASON & HORNER LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

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1 BACKGROUND

The outline application is for development comprising the construction of eight detached dwelling houses including the demolition of the existing buildings and new access from Longridge Road

2 THE SITE

The site is situated at the junction of Longridge Road and Fishdam Lane, Monk Bretton, Barnsley



The Public House is no longer financially viable and there are establishments offering similar facilities in close proximity(e.g. Wharncliffe Arms to the north, Old Bridge Inn to the east)

The site is approximately 3454sq with the Public House building located in close proximity to the rear boundaries to residential properties along |St Anne's Drive at the western end of the site.

The remaining site areas are hard surfaced with tarmac providing car parking or un-made ground and un-kept grassed areas.

A the footway and grassed verge to Fishdam Lane form the eastern boundary of the site with Longridge Road to the north. There are rear garden areas to residential properties along the western and southern boundaries

The surrounding areas are predominantly residential and the site is shown within a Housing Policy Area on the UDP

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site lies within a residential area with little definitive character other than traditional, semi detached properties aligned in ribbon fashion either site of adopted highways.

The aspect of properties in the area is generally with gables facing Longridge Road. Examples are given below







The proposals for residential development will cause no significant harm to the local environment.

There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwellings are in keeping with the general style of properties on new developments throughout the Borough.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment.

The size of properties and accommodation proposed for the dwellings 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 size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

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 points, restriction due to site topography and the proximity of adjacent building.

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

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

4 SOCIAL & ECONOMIC CONTEXT.

The site is close to frequent public transport links into the Town Centre and the site is within walking distance of shops and local amenities.

The general amenity of the area will be improved by the loss of the potentially noisy and disruptive activities within the Public House and associated car parking.

5 ACCESS

Access to the site will be via a new access road to be constructed to adoptable standards with short private drives as shown on the submitted drawings

The parking standards comply with the South Yorkshire Residential Design Guide.

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 in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 TREES

There are no trees, landscape or water features within the site.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

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