PROPOSED DWELLINGS

on

SITE OF
THE MASONS ARMS
PUBLIC HOUSE
NEW ROAD
STAINCROSS
BARNSLEY

For

MASON BUILDING CONTRACTORS LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for development comprising the construction of semi detached dwellings and a block of three town houses on land on the site of The Masons Arms, New Road, Staincross, Barnsley.

2 THE SITE

The site is in Staincross, that lies off the A61 road, about three miles north west of Barnsley. It is located at approximately at an elevation of around 125 m above sea level

The site is brownfield and is currently occupied by The Masons Arms Public House. As part of the redevelopment of the site the existing buildings will be demolished including the small outbuildings to the north western corner of the site.



The Public House building is located along the western boundary of the site with car parking and small beer garden to the east. The car park is located immediately adjacent the public footway. The gable end of the building abuts the back edge of the public footway.

An existing dwelling, 164 New Road is immediately adjacent the site along the eastern site boundary.

There is a drive to the west of the site between New Road and Orchard Close that serves 168 to 178 New Road.

Beyond this access drive is a detached, single storey commercial unit currently operated as a hair dresser.



EXISTING BUILDINGS FROM NEW ROAD



VIEW OF CAR PARK FROM NEW ROAD

The Public house has not been operating profitably for a number of years and the owners (Brewery) have been unable to attract suitable operators to run the business successfully i.e. at a financially viable level. Further details will be provided from the Owners if requested.

There are no trees or water features within the site.

The site slopes up from New Road in a northerly direction to a retaining wall and step up to the 'beer garden' area.

The following series of images show examples of existing dwellings in the area.













The images above illustrate the variation in building styles including a mix of two and three storey buildings in close proximity of the site.

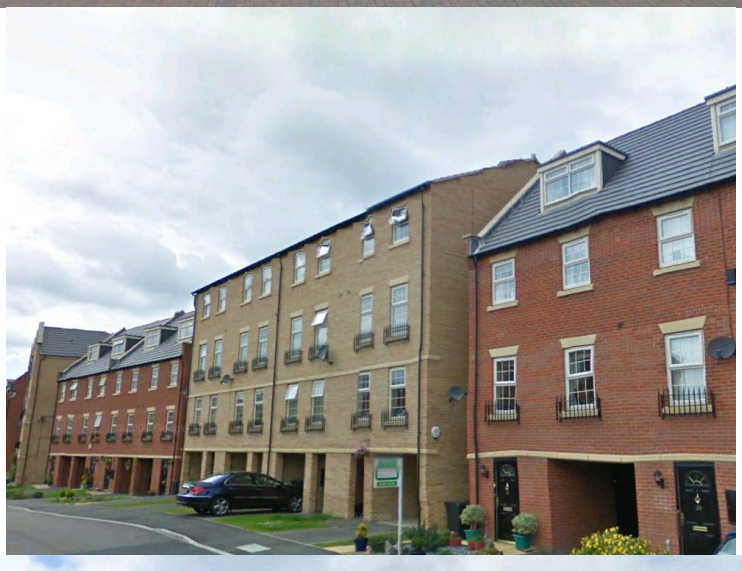
To further demonstrate that buildings of the type proposed are becoming more and more evident across the Borough the following small selection of images show three/four storey development that have been accepted where the local style did generally not exceed two storeys in height.

These examples also highlight the variation in roof/eaves/ridge heights that have been promoted in these new devalopments.
















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3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the dwelling is ‘brown field’ and considered suitable for the development proposed. The site is situated in sustainable area and the change of use from commercial to residential is appropriate and beneficial to the general amenity of neighbouring properties.

Access points into the site have been sited to avoid conflict with the nearby bus stop and telephone control box.

The contours of the site have been taken into consideration to allow appropriate vehicular access and suitable pedestrian access to garden areas at the rear.

The positioning of the main living area to the southern side of the houses is deliberate to take maximum advantage of the extensive views from the site to the south.

The dwellings have been site away from the main road to frontage to provide off street parking and privacy.

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 in the area.

The proposals for residential development of the site as shown on the submitted proposals will causes no significant harm to the local environment and does not create any Planning difficulties.

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.

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 proposals have been developed in conjunction with the Local Planning Authority by way of pre-application discussions and exchange of e mails. This has included the incorporation of measures suggested by the Highways Engineer.

4 SOCIAL & ECONOMIC CONTEXT

Although the existing use is for a public house there is little, if any prospect of the premises continuing to operate at the present trading levels. Therefore there is little if any for its retention and no local policies to prevent the loss of such facilities.

It should also be noted that similar sites have been redeveloped or are unoccupied and for sale following closure of the premises as public houses.

Any potential for excessive 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 orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

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 ACCESS

Access to the dwellings was shown, as submitted, on drawings presented to the Local Planning Authority during the pre-application enquiry and no issues, other than those incorporat4d into the scheme were requested.

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

6 CONCLUSIONS

The site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

Dwellings of the type proposed are fully compatible with the general character of the locality.

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.