Design and Access Statement

In support of the application to erection of 12 flats

November 2012

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1.0 The Site

1.1 The development site



Location Plan indicating extent od site boundary

The development site fronts onto the main A61 Genn Lane to the North and Vernon Road to the East, in the area of Worsbrough, Barnsley.
The site measures approximately 0.087 Ha and falls approximately 2m from the vehicular access off Genn Lane to the rear site boundary with the Ward Green Baptist Church. To the West the site extends to an adjacent Garage lot currently operating as a furniture retail outlet.

The site has been previously occupied by a Co-operative retail premises and domestic dwelling, both of the buildings still exist on the site.

The site is currently owned by South Yorkshire Housing Association, and both properties are vacant.



Ariel View of Site



View from Genn Lane



View from Vernon Road



View from Genn Lane, Vernon Road junction

2.0 Planning Policies

2.1 UDP

The site is classed as a housing policy area in the Unitary Development Plan.

3.0 Roads, Parking & Transport

3.1 Vehicular access

The existing Genn Lane and Vernon Road are main access routes in the area and also form part of the local public transport network.

There are existing vehicle access points off Genn Lane into the site. The proposals are to retain one access point / cross over to serve the new development.

3.2 Public transport

There are Bus stops is located adjacent to the site on Genn Lane, and within approximately 60m away on Vernon Road. The current time table are as follow:-

<u>Mount Vernon Road Bus Stop</u>

8 – to Barnsley Interchange - Mon to Sat 08:48, every 60mins until 16:48
Sun no service

8A – to Barnsley Interchange - Mon to Sat 08:48, every 60mins until 16:48
Sun no service

<u>Ward Green Baptist Church, Vernon Road Bus Stop</u>

7 – to Barnsley Interchange - Mon to Sat 09:50, every 60mins until 17:59
Sun no service

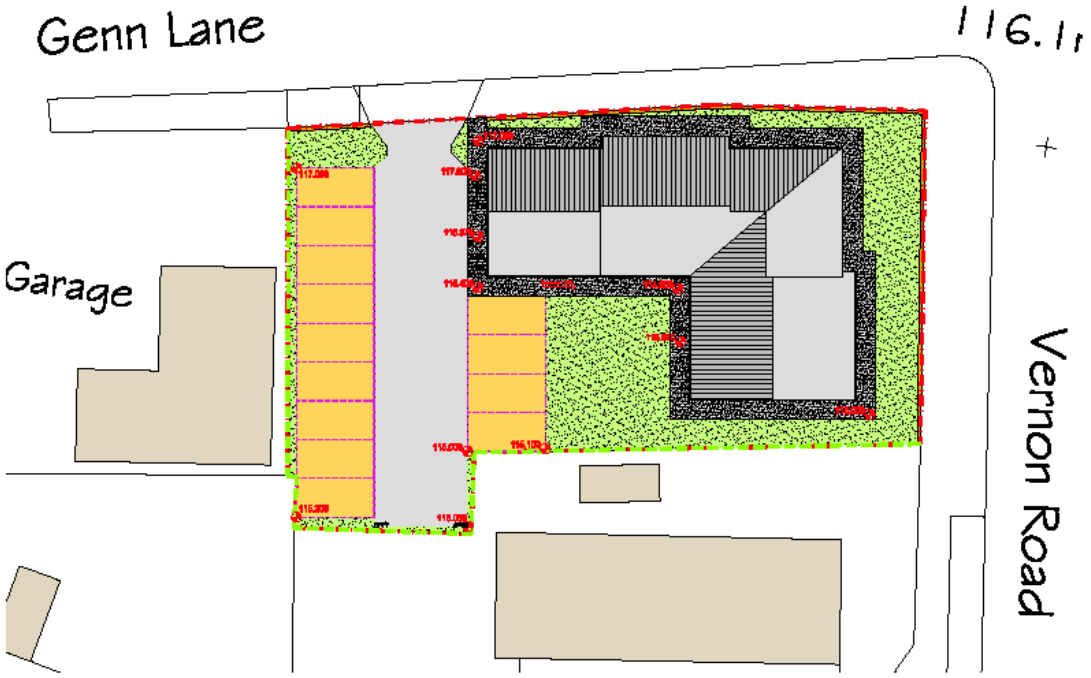
7A- to Barnsley Interchange - Via Hoyland - Mon to Sat 10:13, every 60mins until 16:18
Sun no service

227 - to Barnsley Interchange - Mon to Fri 09:19, every 60mins until 17:19
Sat 09:19, every 60mins until 16:19
Sun no service

227 - to Rotherham Interchange - Mon to Sat 07:39, 08:44 every 60mins until 16:44
Sat 07:39, 08:44 every 60mins until 15:44
Sun no service

3.3 On Site Parking

The proposed site will provide 1No parking space per flat.



Proposed Site layout indication parking provision

4.0 Consultation

4.1 Worsbrough Heritage Group

SYHA has continually been in communication with Worsbrough Heritage Group since becoming owners of the two sites, maintaining discussions on the overall proposals and use for the site.

4.2 Worsbrough Common Community Associations

Due to the site having been vacant for a number of years, SYHA have been tabling various scheme proposals for the site at the Worsbrough Common Community Association meetings. This has been done to ensure that the representatives for the local community and residents can pass on their comments directly, and kept updated.

5.0 Design

5.1 Opportunities

The scheme gives an opportunity to sort out a neglected area subject to frequent antisocial behaviour incidents, and provide much-needed affordable housing.

5.2 Amount, layout, scale

The scheme is designed to mimic the roof line and stepped approach of the existing corner building, along with allowing the changes in level to be easily accommodated.

5.3 Appearance

To create further variety the elevations have been broken up with a palette of two facing bricks (Carlton Bretton dragwire & Birtley Olde English buff),
a flat cream render.
Eaves, bargeboards & rwps to be black, uPVC windows to be dark grey, actual colour t.b.a.

5.4 Use

The dwelling mix is as follows:
12 x 1-bed 2 person flats

5.4 Access

(see attached Access Audit)

6.0 Refuse & Recycling

6.1Refuse & recycling Facilities

All flats will have external access to a communal refuse/recycling area, which will be collected regularly by the local Authority.

7.0 Sources & Guidance

7.1 National Guidance

Building Regulations
British Standards BS-8300, Access for Disabled People
HQI Design Standards
Inclusive Environments “Designing for Accessibility”

7.2 Local Policy

Barnsley MBC Core Strategy Policies