GREENSIDE LANE, HOYLAND, BARNSLEY

Design and Access Statement

A development of 2 four bedroom houses

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1.0 Introduction

1.1 This is a statement submitted in support of a development of 2 four bedroom family homes off Greenside Lane in Barnsley.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

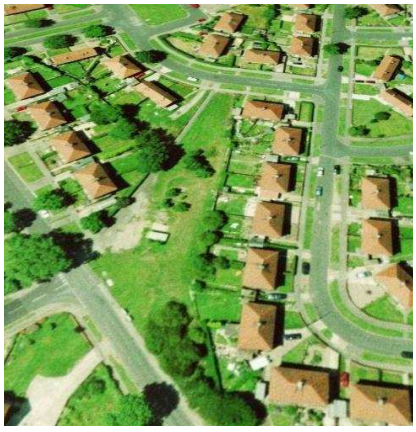
2.2 **Physical**

The site is located opposite the junction of Greenside Lane and Greenside Road, and slopes down towards Lilac Crescent, with main access currently via Greenside Lane. This area is on the outskirts of Barnsley and there is lots of open green land nearby, however the land bordering the site is fairly residential and built up with some good quality properties. The houses neighbouring the site are predominantly semi-detached family homes.

The images below show the site in context.









2.3 **Access audit**

The site has an existing access point via Greenside Lane. The design aims to enhance the vehicular access points onto the site by creating an additional driveway along Cumberland road, and improving the existing driveway onto the site. This will also provide supplementary parking in addition to the garages. Traffic movements to and from the site will not differ greatly from the existing use therefore rush hour traffic should not be significantly affected. The site is also located near bus routes into Barnsley, so is easily accessible.

2.4 **Social**

The site has been previously occupied by garages, but is currently clear of any structures. The development will provide two new attractive buildings that will offer required additional housing to the neighbourhood, whilst maintaining a large proportion of the green space currently there.

2.5 **Economic**

The development aims to provide good quality family housing in a desirable residential area of the city with excellent transport links for commuters to Barnsley, and other neighbouring towns and cities, via the M1.

3.0 Relevant planning policies

3.1 The development will comply fully with all requirements of the SPG document and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Relevant planning history

There have been no previous planning applications submitted.

5.0 Involvement of community members and professionals, undertaken/planned

5.1 A topographical site survey has been commissioned and referred to in the formulation of the proposals for this site. A noise report survey was not deemed necessary due to the site already being in an established residential area.

6.0 Evaluation of the context

6.1 **Identification of opportunities**
There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by sympathetic and well designed development which will be a positive addition to the immediate neighbourhood. The development also aims to provide good quality family housing at a sustainable location in a desirable residential location.

6.2 **Identification of constraints**
The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered.

7.0 Design of the scheme

Amount: The proposed development incorporates 2 four bedroom houses.

Layout: There are two different types of design incorporated into the scheme. Type 1 includes a lounge, snug, dining room, kitchen, utility room and garden room on the ground floor, with a detached garage, and four bedrooms with an en-suite and shared bathroom on the first floor. This design utilizes a basic square footprint with the Garden room protruding from the back of the property and overlooking the private garden at the rear. House type 2 comprises of a lounge, garden room, utility, and open plan kitchen/dining/living space on the ground floor with an incorporated garage and matching upstairs layout to the first house type.

Scale: The building is 2 floors high and is in keeping with the height and massing of the surrounding properties.

Landscaping: The site covers approximately 0.56 acres of land and is currently empty, with the majority of the land covered in grass or soft landscaping of some kind. However, at the moment this does not seem to be maintained to a very high standard. The dwellings to be constructed on the site will only cover a small proportion of this land; it is intended that each house type will hold a well sized garden at the rear, with additional planting and general improvements to this landscape.

Appearance: Each building design is 2 storeys high with a steep pitched roof, reflecting those of the surrounding properties. Materials used in the scheme will predominantly be brick, allowing the elevations to be kept simple. The dwellings are at a residential scale to compliment the surrounding properties. The development aims to be sympathetic to the existing identity of the immediate neighbourhood whilst at the same time providing a high, quality modern insertion into the street scene that will benefit and enhance the neighbourhood.

Access: The development will comply fully with all requirements of Approved Document 'M'. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. A mixture of hard and soft landscaping will be provided with changes in materials finishes or planting clearly demarcated. Any transitions between hard and soft features will be less than 15mm in elevation. Guardrails and tactile surfaces will be used at all relevant obstacles. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. Where necessary doors have vision panels whose size and configuration meets the requirements of the Approved Documents. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

8.0 Concluding Statement

8.1 This design and access statement has been written in support of a planning application for: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

Provision of family housing in a popular residential area
Access
Safety and security
Sustainable development

8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.