

SAXTON DESIGN LIMITED

Architectural Design Consultants

Design & Access Statement

Client: Hooper Ltd.

Project: Erection of 14 No. Dwellings at Station Road,
Bolton Upon Dearne.

SITE DESCRIPTION & HISTORY.

The application site is located within the Bolton Upon Dearne village envelope & formed part of the site of the former Lacewood Primary School. The school buildings have now been demolished & the site is available for re-development.

The site was sold by the Barnsley MBC with a view that a residential development would be best suited for the site. The land is accessed directly off School Street which is an adopted carriageway & which served the former primary school.

The land slopes gently down from south to north & from west to east however the differences in land levels are not excessive & will not cause any undue problems. The southern boundary of the site has a frontage on to Station Road & there are existing residential properties to the north & a mixture of residential & commercial properties to the east & west. The existing public house The Collingwood Hotel lies to the immediate east of the site.

The site has been cleared for development & there are no trees present on the site.

The existing boundaries of the land consist of a variety of stone & brick walls & timber & palisade fencing. It is assumed that the palisade fencing was installed to provide security to the children attending the primary school.

PLANNING & DESIGN:

Due to contractual time constraints no formal discussions with the LPA have taken place. However the applicants in their discussions with local authority personnel at the time of the land purchase have assumed that the principle of a residential development at this location would not be a planning issue.

As can be seen from the submitted Site Plan [Saxton Design drawing no. 16.011.2] it is intended to serve plots 7 to 14 on the proposed development directly off School Street. Plots 10 to 14 are fronted on to Station Road but are serviced via a parking court off School Street.

It is proposed that plots 1 to 6 be served by a mews court which is basically an extension of the School Street carriageway. This mews court effectively forms a turning head to School Street & will allow the existing & proposed residents together with local authority service vehicles the opportunity to exit onto Station Road in a forward gear & eliminate the need for any vehicle to reverse out onto Station Road.

The proposed houses are of a traditional design & would be constructed in Amberley Red Multi facing bricks supplied by Terca & Calderdale Slate concrete interlocking tiles in dark grey colour supplied by Sandtoft Tile Company. The use of monocouche colour through render in off white will also be used on plots as shown on the submitted house type drawings.

Windows are to be in white upvc.

The site is located in a sustainable area & is served by the following excellent amenities:

Public transport links into Barnsley.

Education facilities.

Medical facilities.

Shops.

The following national planning policies have also been considered:

PPS1 – Delivering Sustainable development.

PPS3 – Housing.

LANDSCAPING:

There are no significant trees located on the site. New tree planting has been shown on the submitted site plan to compensate for the removal of the existing trees & these are to be planted at the earliest opportunity. All the front & rear gardens will either be turfed or seeded.

ACCESS & PARKING:

The issue of access to the dwellings has already been stated.

The existing sight lines provided at the junction of School Street to Station Road are not affected by the proposals. In addition the level of traffic movements from the proposed dwellings will be no greater than those associated with the former primary school.

Plots 1, 6 & 7 to 14 will be provided with a minimum of 2 parking spaces which have dimensions of 2.5 x 5m.

Plots 2 to 5 have individual drives 2.7m wide which provided access to garages located to the rear of the dwellings.

A bin storage area for use on collection days is to be provided to each dwelling.

A level access into the properties will be provided to facilitate wheelchair entry as required by current building regulations.