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**DESIGN AND ACCESS STATEMENT IN
SUPPORT OF A PLANNING APPLICATION
FOR THE CONSTRUCTION OF FOUR
APARTMENTS AT 335 PONTEFRACT ROAD,
LUNDWOOD, BARNSELEY**

**SUBMITTED ON BEHALF OF
MR STUART NUTTALL**

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AT 335 PONTEFRACT ROAD, LUNDWOOD, BARNSELY**

Background

Section 42 of the Planning and Compulsory Purchase Act requires a statement covering design concepts and principles together with access issues to be submitted with planning applications of this nature.

Context

The site is located on the A628 Pontefract Road to the north east of Barnsley town centre, in the Lundwood area of the borough.

It is within a built up area that is predominantly characterised by housing, but includes a parade of commercial units set back from Pontefract Road, which are served by an independent access and on street parking area.

The site is at the southern end of the parade and unlike the other buildings is a single storey flat roof unit. It was vacant for a lengthy period of time but is now occupied as a restaurant and takeaway business. The site boundaries extend to meet up with Lund Lane to the south and to No 2 Lund Lane to the east. The western boundary adjoins the A628 and an adjacent unit is attached to the north which is occupied as a fish and chip shop.

Amount

The application relates to the creation of 4 two bed apartments through adding a first floor to the existing building and constructing a two storey extension to its southern side.

The overall site area amounts to approximately 0.1 hectares.

Layout

The footprint of the existing building covers an area of 149.5m² and the proposed extension will cover an additional 94.25m². Therefore the total finished footprint will be 243.75m².

Scale

The application proposes a first floor extension to the existing building and the construction of a two storey extension on the southern side. The proposal is for a hipped roof design with the ridgeline set approximately 0.6m higher than the adjacent fish and chip shop unit.

Landscaping

No landscaping is proposed specifically within the boundaries of the red line area of the site at this stage. Much of the site is already tarmaced and incorporates a bus shelter and space for car parking which gains access from Lund Lane. There is also a grassed area towards the south western end of the site. 5 new car parking spaces are to be provided, however these will utilise the existing hard standing areas. This in turn will enable existing grassed areas to be retained without alteration, although the applicant is willing to consider reasonable conditions from the LPA for improvements.

Appearance

It is proposed that the extension will be constructed using materials to match the existing building and key architectural features will be preserved or extended. For example, the existing string course will be continued through to the extension helping the new addition to be less prominent.

The new roof has been designed to be as low as possible in order to preserve the character of the street scene. This has been achieved through the use of a flat roof section covering the majority of the roof with four visible pitches. These pitches will

be clad in plain interlocking concrete tiles and the flat section will be covered in felt or lead.

The proportions of the windows have a vertical emphasis which adds a degree of style to the facades. Brickwork is proposed for the facades to echo the surrounding council houses.

Access

The design of the buildings and its surroundings reflect the requirement of inclusiveness for all users.

Access will be continue to be from Lund Lane and provision is to be made for five car parking spaces which will be laid out immediately adjacent to the side and rear elevations. This leaves a large area of land to remain undeveloped and continuing to *contribute to the urban green space designation*.