
PROPOSED RESIDENTIAL DEVELOPMENT

at

**LAND AT SANDYGATE LANE, ARDSLEY, BARNSELEY,
S71 5AW**

For

Blackstone Developments Ltd

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

Town & Country Outline Planning approval, Ref 2016/0288 was granted on 29th June 2016. The application was for a residential development.

The site owners now wish to develop the site to provide a variety of family home.

2 THE SITE

The subject site, which extends to 0.5 hectares or thereabouts, is located on to the east of Barnsley and is in close proximity to Doncaster Road (A635). The site is located to the south west of Sandygate Lane and is to the south of Doncaster Road.

The site is essentially rectangular in shape and bounds existing businesses (commercial); the existing road network; and the former railway which now forms part of the Transpennine Way. The site historically functioned as railway sidings to the adjacent railway.

The site is situated in a mixed-use area with commercial, residential and retail uses close to the site. The site is in a highly sustainable location on public transport routes and close to jobs, shopping facilities and schools. It is therefore considered that the site currently forms an underused urban resource located in a highly sustainable location which constitutes previously used brownfield land.

The applicants purchased the site some 25 years ago with the view to developing the site for industrial / employment purposes. However, at that time no interested parties have come forward for that use. In light of this, the proposed outline planning application seeks to develop the site for residential purposes.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site is considered suitable for the development proposed. The site is situated in sustainable area and residential use is appropriate and beneficial to the general amenity of neighbouring properties and the area in general.

The only available access point is from Sandygate Lane. The access is more than adequate to suit the site layout and achieve the maximum visibility in both directions.

Private amenity areas to the new properties have been designed to meet the recommendations contained in the South Yorkshire Residential Design Guide.

To avoid continuous rows of parking spaces, garages have been designed to introduce significant areas to the property frontages for landscaping.

There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwellings are not incongruous when viewed in the context of the general style of properties in the area.

The proposals for the residential development of the site as shown on the submitted proposals will cause 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 about other residential developments in the locality and market forces.

The orientation and aspect of the building have been designed about separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings have been determined with full regard to the scale of building, the 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 for 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, existing sewer and the proximity of adjacent buildings.

The design of the scheme is appropriate for the site, its surroundings and land use policies.

The layout has been considered about relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined about existing site topography and about providing suitable access and movement around the site for disabled persons.

4 SOCIAL & ECONOMIC CONTEXT

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.

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 development will be located as shown on the submitted drawings.

Parking to the dwellings will have a gradient which meets current standards.

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 about 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

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 about the surroundings.

It is considered this site can be brought forward to provide much-needed housing development in a sustainable urban location and, therefore, assisting in bringing forward the housing development in the short term that the District desperately requires.

The subject site, which the applicants would bring forward for development, provides for a deliverable site in the short term which will assist the Council in

meeting its current shortfall in housing supply at the same time reducing the pressure for the release of Green Belt land.
