

**PROPOSED TOWN & COUNTRY PLANNING
APPLICATION FOR RESIDENTIAL DEVELOPMENT**

AT

402 PONTEFRACT ROAD

LUNDWOOD

BARNSELY

For

BO HOMES (YORKSHIRE) LTD

DESIGN AND ACCESS STATEMENT

BACKGROUND

This Statement has been prepared in support of a Full Town & Country Planning application for the formation of an additional access and the construction of four, 2 bedroom bungalows with garages and associated works

SITE

The application site is situated at the junction of Pontefract Road and Tumbling Lane, Lundwood, Barnsley.

The site is residential, and the former dwelling was recently demolished, and the site cleared for safety reasons, as required by Barnsley M.B.C. Building Control.

The site is within a predominantly residential area with Pontefract Road to the south, Tumbling Lane to the east, a small stream to the north and residential properties to the west.

There are no trees or hedges on the site (the Google Maps Application is not current)

There is an existing vehicular and pedestrian entrance to the site from Tumbling Lane.

The Environment Agency Flood Map shows the site in a Flood Zone 1.

PROPOSALS & DESIGN CONSIDERATION

The Applicant has considered what type of property would be appropriate for this site and location. It has been concluded that, currently, there is a strong demand for modest, two-bedroom properties, particularly those that include a garage.

The proposed properties satisfy the requirements of the South Yorkshire Residential Design Guide. This includes the internal space requirements and private amenity space. Although the garages are smaller than the recommendations in the Design Guide, the provision of an external parking space to each dwelling satisfies the requirements for parking provision for two-bedroom dwellings.

The type and size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The site lies within a residential area with little definitive architectural character.

Consideration has been given to the impact on the existing residential properties adjacent the site.

It has been concluded that there will be no significant impact upon the properties adjacent the site, which will enjoy separation distances well more than the recommendations of the South Yorkshire Residential Design Guide.

The demolition of the existing buildings and introduction of the proposed new dwellings will significantly improve both the outlook and public views to the site.

The proposed traditionally constructed dwellings are in keeping with the general style of properties on new developments throughout the Borough.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, 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 with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the existing access point, siting of new access, restriction due to site topography and the proximity of adjacent building.

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

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

ACCESS

The existing site access from Tumbling Lane will be retained and serve a single property (Plot 4). Access to plots 1, 2 & 3 is proposed from a new access from Pontefract Road.

Visibility splays of 2.4x43m are shown on the submitted drawings,

The parking standards comply with the South Yorkshire Design Guide.

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 in relation to fire and emergency escape and Part K.

The access for emergency services is in accordance with the Building regulations and South Yorkshire residential Design Guide.

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).

CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

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 in relation to the surroundings.