

DESIGN & ACCESS STATEMENT

Outline Planning Application for
Two Detached Houses

30 Paddock Road
Staincross S75 6LG

April 2010

CONTENTS

1.0 INTRODUCTION

2.0 BACKGROUND & CONTEXT

3.0 DESIGN PRINCIPLES & CONCEPTS

4.0 LANDSCAPE

5.0 ACCESS

APPENDIX A - Barnsley UDP Proposal Map

APPENDIX B - extract from Ordnance Survey

APPENDIX C - Indicative Site Layout and Floor Plans

1.0 INTRODUCTION

- 1.1 This document has been prepared as a Design and Access Statement in accordance with section 42 of the Planning and Compulsory Purchase Act 2004
- 1.2 This statement is submitted to accompany and support an Outline Planning Application to Barnsley Metropolitan Borough Council for the erection of two detached houses within the garden of 30 Paddock Road, Staincross, S75 6LG, following the demolition of the existing dilapidated two storey cottage, which has been unoccupied for a number of years.
- 1.3 The purpose of the statement is to explain the design principles and concepts that have informed the development and how the access arrangements have been addressed.

2.0 BACKGROUND AND CONTEXT

- 2.1 The site is located in the village of Staincross, some three miles north west of Barnsley town centre, at an elevation of 125m. above sea level.
- 2.2 The proposed site – 30 Paddock Road, is currently occupied by a dilapidated two storey old cottage, which has been unoccupied for several years, and is in need of refurbishment.
- 2.3 The site is located just off the A61 road, which runs from Wakefield to Barnsley, providing good transport links to both town centres. The site is only approximately three miles to junction 38 on the M1, thus providing efficient vehicular links with the wider motorway network.
- 2.4 The site - 30 Paddock Road extends to 0.24 acres (0.098 ha).
- 2.5 Site boundaries are clearly defined on site by existing stone boundary walls and mature hedges / vegetation.
- 2.6 Neighbouring Land and Properties.....to the east, a small private track providing access to 32 Paddock Road, and beyond two large detached bungalows;..... to the south a single dwelling 32 Paddock Road, whose principle outlook is to the south over an extensive private garden;..... to the west is the existing two storey house 30 Paddock Road, and the remains of former farm outbuildings belonging to Woodview Farm;..... and to the north by Paddock Road.
- 2.7 Neighbouring properties in the direct vicinity of the site are a mixture of type and style including one and two storey detached and semi-detached dwellings, built in a variety of styles over a number of years and in a mixture of materials.....stone, for the original older properties, and brick and render for the more recent infill development.
- 2.8 There is a wide choice of primary schools within a mile and the site is less than 2 miles from the nearest high school.

3.0 DESIGN PRINCIPLES & CONCEPTS

- 3.1 The site is situated within a Housing Policy Area DT2, as shown on the Barnsley UDP Darton Community Area map, included in Appendix A.
- 3.2 The design process has considered the policy guidance, providing appropriate proposals for use of the site, in keeping with the scale and character of the area and surrounding properties.
- 3.3 The proposal for two detached dwellings, of approximately 1,765ft² and 1,560ft² floor space each, with integral single garages, meets the above criteria. *Refer to the proposed indicative floor plans within Appendix C.*
- 3.4 The existing access, approximately in the middle of the plot frontage is to be extended, whilst maintaining the existing stone boundary treatment fronting Paddock Road. This will provide two individual access points for each new dwelling. There is sufficient space within each plot frontage to provide adequate turning space, to allow vehicles to enter and leave each property in forward motion .
- 3.5 The proposed dwellings will be provided with garden areas to both the front and rear, which more than meet current standards, and are in scale with *other surrounding properties.*
- 3.6 Due to the wide frontage of the existing property there is sufficient space for the erection of two new dwellings without negative impact on the street scene, which currently consists of predominantly two storey dwellings set within reasonably generous front gardens.
- 3.7 It is assumed that subsequent choice of materials and elevational treatment for the new dwellings, would be selected in sympathy with its surroundings.
- 3.8 Parking and turning space will be provided to the frontage of the new dwellings.

4.0 LANDSCAPE

- 4.1 The layout provides that where possible, existing boundary treatment, comprising mature hedges, shrubbery etc. can be maintained, and reinforced. This is made possible with the proposed siting of the new dwellings set well back from the front boundary, at a similar distance as the existing house and other neighbouring properties.
- 4.2 Sufficient space is provided within the front garden to provide new soft landscaping to the site frontage.
- 4.3 Existing mature hedging to the rear will also be retained to ensure privacy to the southern boundary is maintained.

5.0 ACCESS

- 5.1 The single access point in the centre of the existing site frontage is to be enlarged (as before described, refer to 3.4) to provide individual private access points for each dwelling.
- 5.2 This can be achieved, due to the size of the plot and its central position, and therefore minimises the impact on existing traffic flows on Paddock Road
- 5.3 With the generous plot size, it is envisaged that there will be no problem complying with Approved Document M of the Building Regulations, which ensures that buildings are accessible and usable regardless of disability, age or gender. The new dwellings will be entered via a level threshold.
- 5.4 The indicative layout provides a minimum of two parking spaces for both new dwellings, including adequate turning space.

APPENDIX A

BARNSELEY UNITARY DEVELOPMENT PLAN

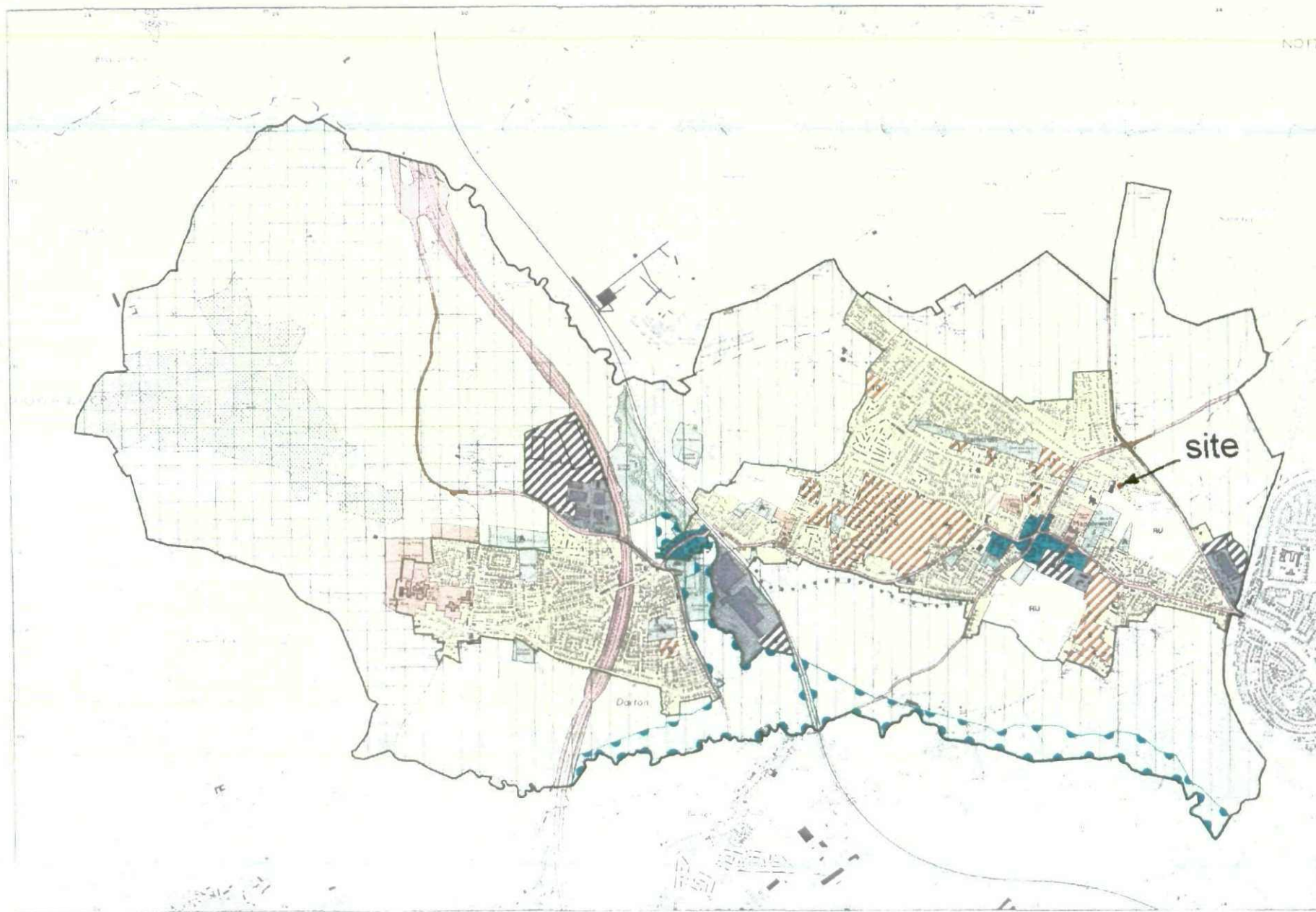
Proposals Map



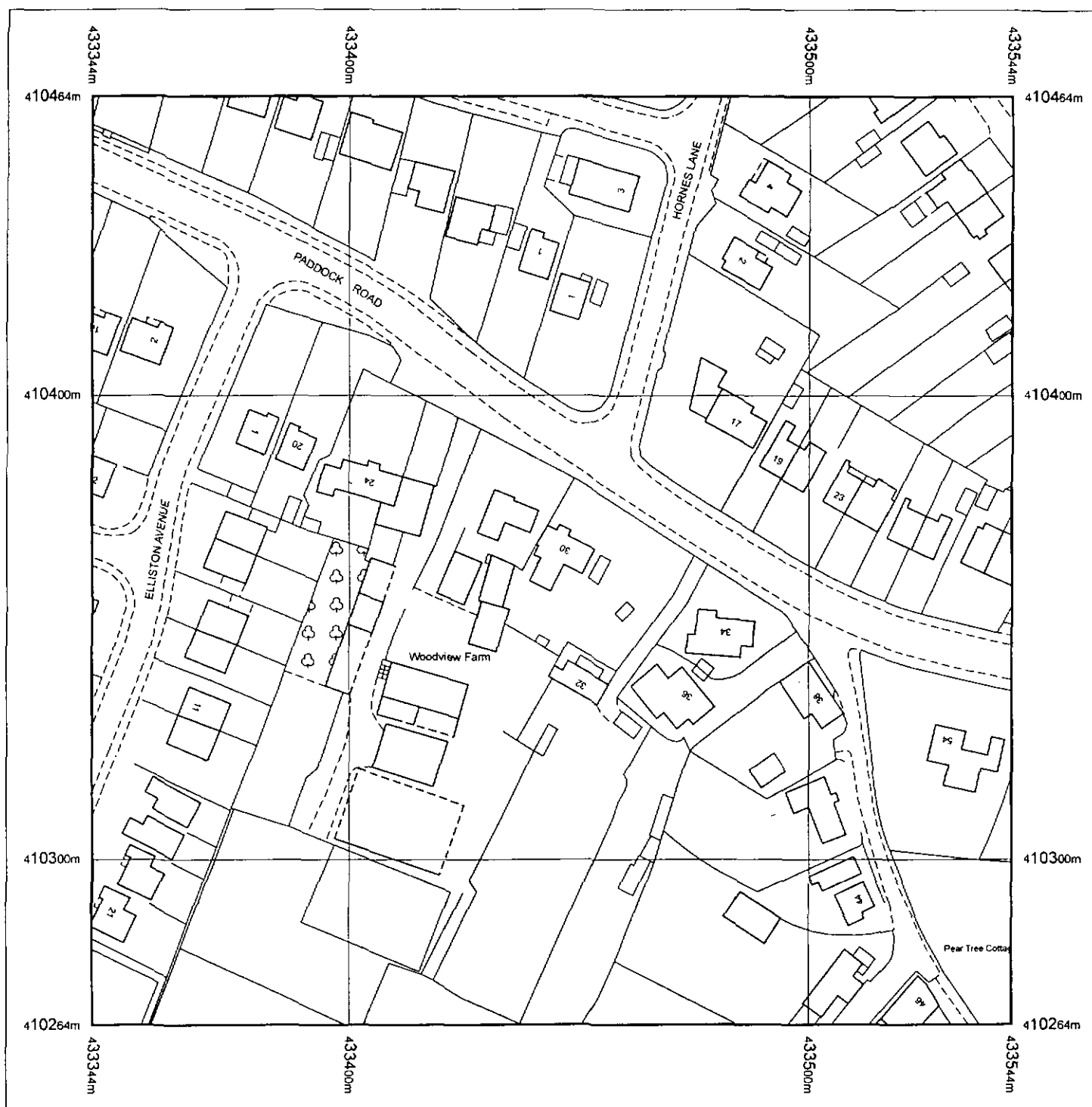
Adopted Plan December 2000
Policy No.

NOTATION	
Community Area Boundary	DT1
Housing Proposal	DT2
Housing Policy Area	DT3
Employment Proposal	DT4
Employment Policy Area	DT5
Green Belt	DT6
Designated Land	DT7
Urban Land to Remain Undeveloped	DT8
Area of Borough Landscape Value	DT9
Nature Conservation Site	DT10
Urban Greenspace	DT11
Allotments	DT12
Multi-user Recreational Route	DT13
Washlands	DT14
Principal Shopping/Commercial Centre	DT15
Strategic Highway Network	DT16
Strategic Highway Proposal	DT17
Proposed Community Facility	DT18
Existing Community Facility	DT19

Scale 1:1,000



APPENDIX B



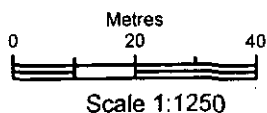
Produced 25.11.2009 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2009.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

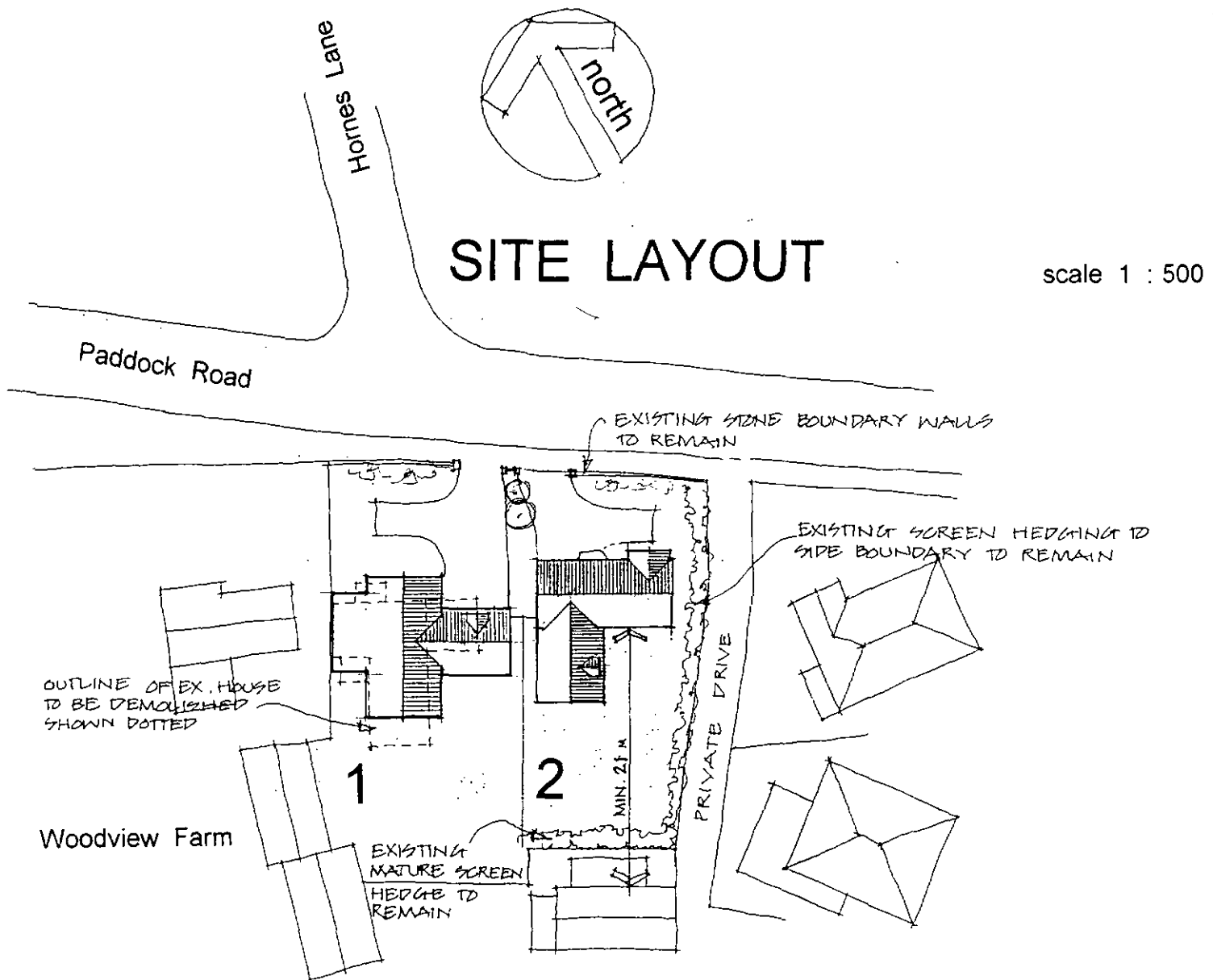


Supplied by: **CDS Yorks Ltd**
 Serial number: 00031900
 Centre coordinates: 433444 410364.25

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

APPENDIX C

To be read in conjunction with proposed floor plans sheets on and two
dwg nos JS/03/10 & JS/04/10



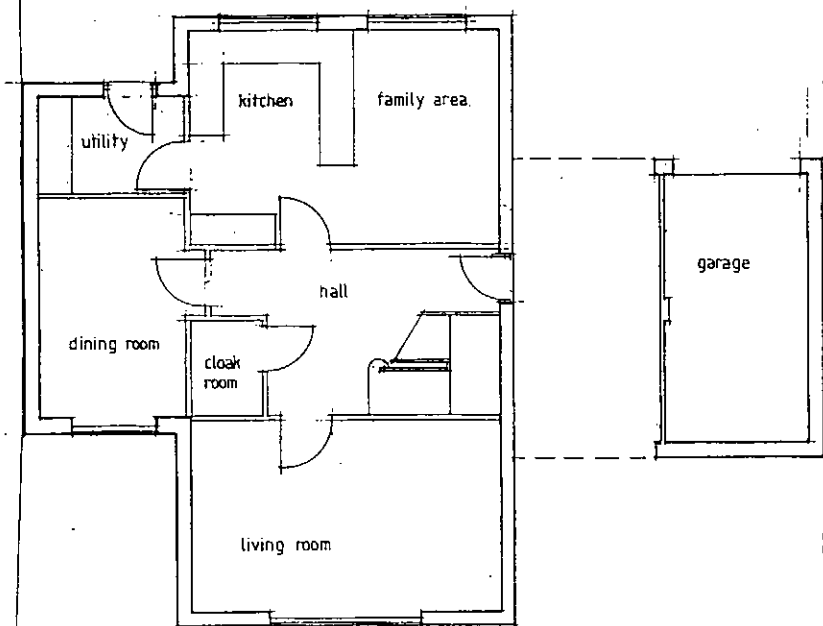
Proposed two detached houses
at
30 Paddock Road
Staincross
South Yorkshire

date Feb 2010

dwg no JS/02/10 A REVISION A REAR DIMENSION ON PLOT 2 INCREASED TO 21 M APRIL 2010

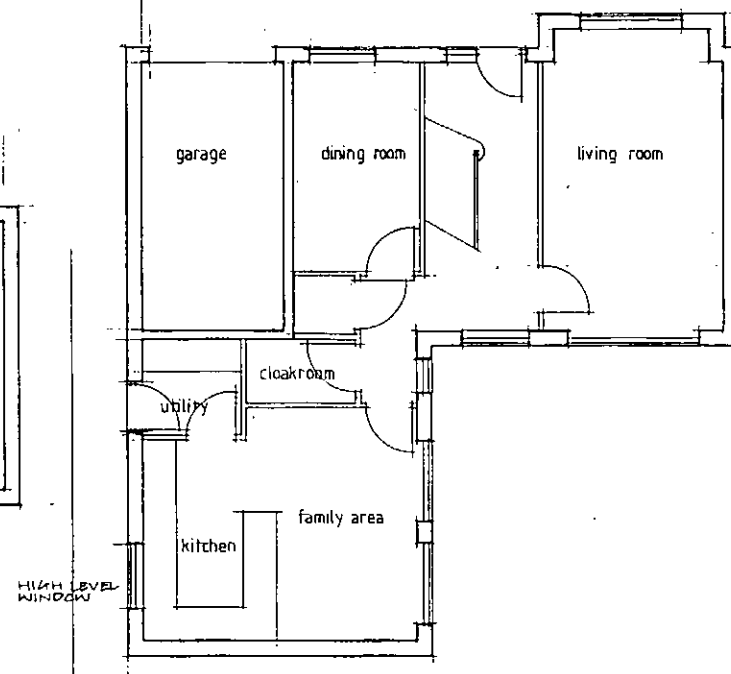
Plot 1

approx. floor area 1,765sqft.



Plot 2

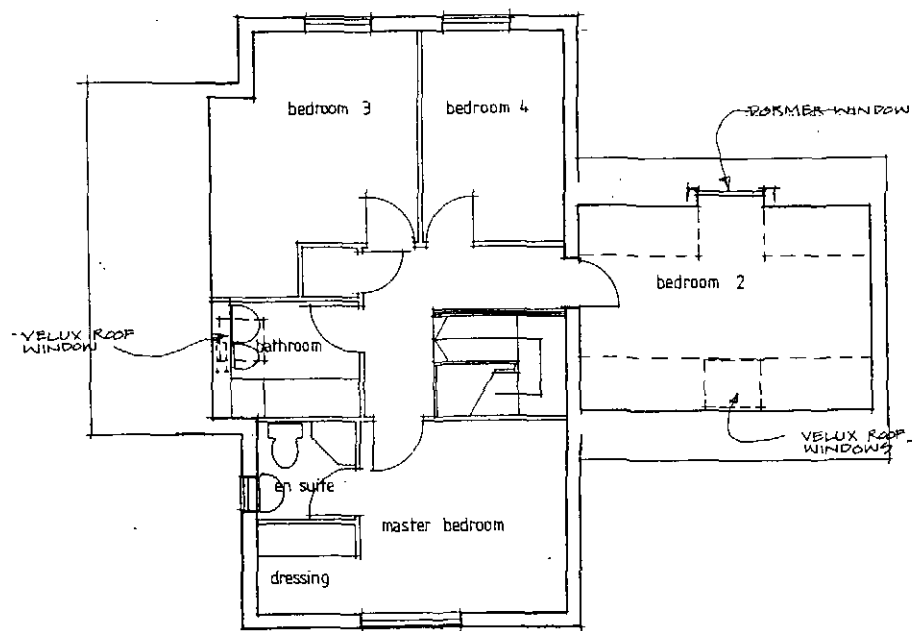
approx. floor area 1,560sqft.



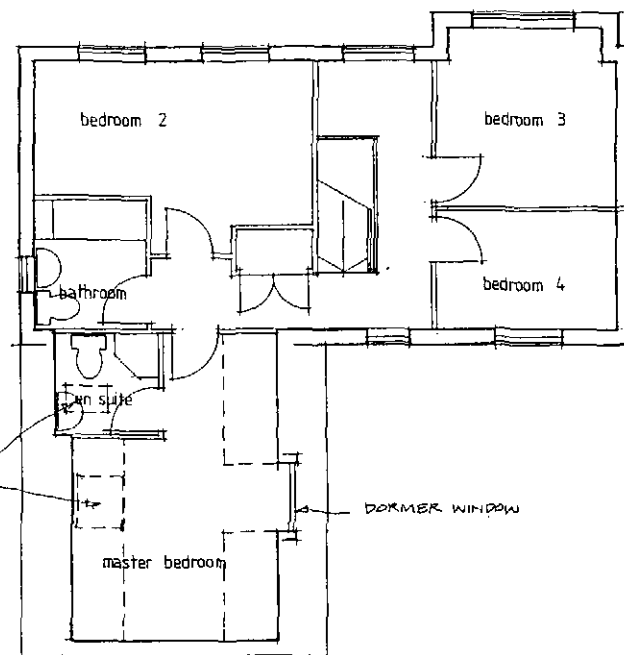
GROUND FLOOR PLANS

sheet one

Plot 1



Plot 2



FIRST FLOOR PLANS