Design & Access Statement

Upper Sheffield Road, Barnsley

"Substitution application relating to plots 139-141 as approved by 2012/0817 resulting in a net increase of 1 dwellings at Upper Sheffield Road, Barnsley".

Former Yorkshire Traction Site, Upper Sheffield Road, Barnsley

This Statement forms part of the formal Substitution Application for 4 dwellings (1 additional) at the Upper Sheffield Road site, Barnsley.

The Statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the 'GDPO') for most planning applications to be accompanied by a Design and Access Statement that explains:

- The design principles that have been followed in establishing the proposals for the development of the site and
- How issues relating to access will be dealt with.

The Statement is intended to demonstrate that the proposals are in accordance with relevant Planning Policy guidance and as such that Reserved Matters should be approved.

The Statement follows Circular 01/2006 and guidance published by CABE, setting out how the physical characteristics of the scheme have been informed by a rigorous process that has assessed and evaluated the various factors that influence the development of the site.

Good design is a fundamental part of successful place making. The NPPF (para. 56) informs us that:

> '*Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

In order to demonstrate and justify good design, Government advice requires the submission of an accompanying a Design and Access Statement in accordance with Circular 01/2006. Since the publication of this document, a variety of other advice notes has been produced to promote good practice in the production of such statements to further assist.

The Application

This application represents an application for the substitution of housetypes previously approved by a Full Planning application

2012/0817, for 4 dwellings. This includes the provision of an additional dwelling.

This current proposal seeks to replace the site layout plan (ref. no. P09:4234:07 REV G), with a new site layout plan for this area (ref. no. WENT-2013:10).

The previously approved Site Layout Plan shows 3 no. dwellings spanning plots 139-141. These comprise of 2no. Rufford (3 bed) housetypes and 1 no. Roseberry (4 bed). The proposed changes consist of 4no. Hanbury housetypes (3 bed).

These changes have been proposed to increase the marketability of the development and improve market penetration, with more desirable housetypes being introduced to the mix on site.

Context

The original planning permission for this site was granted in 2011. This was subject to a replan that was approved on the 3rd December 2012. This application and the subsequent condition discharge submissions contain full details of materials, surface finishes and boundary treatments which will used as part of this development. Below are the design principles approved through the Reserved Matters application:

Use

- To form an extension to the existing residential area respecting the perimeters of the site
- To ensure a range and choice of accommodation

Amount

- 4 units with associated parking proposed on site which previously saw 3 units consented
- To respect and exploit the constraints and opportunities of the site

Layout

- To reflect the objective of reinstating former levels across the site
- To respect any predominant urban grain
- Strong frontage to West Road
- Access from Upper Sheffield Road
- To respect amenity / overlooking distances

- To ensure all dwellings have private space

Scale

- To respect surrounding area / generally 2 storey
- To assist legibility via strong groupings / key buildings / corner features

Landscaping

- Robust new planting with management regime
- Robust hard surfacing with good lighting to provide safe environment

Appearance

- Without clear consistent style in surrounding area to ensure built form blends in with the surroundings via complementary materials rather than seek to create a 'new style'

Access

- Vehicular from Upper Sheffield Road
- Pedestrian access to Upper Sheffield Road with pedestrian access provided within site via pavements
- Provide safe footpath routes and via shared surfaces encourage slow traffic speeds and ensure well lit

Conclusion

The proposals are considered to be in-keeping with the approved scheme, whilst improving the marketability of the site.