Mr WAYNE COOK

FORMER GARAGE SITE AT LAND OF PINFOLD LANE / KIRK CROSS CRESCENT, ROYSTON

DESIGN & ACCESS STATEMENT

Proposed erection of 5 No 3 and 4 bedroom semi-detached / detached houses.

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1.0 INTRODUCTION

1.01 This Design & Access statement has been prepared in support of the planning application for the development of 5 No 3 / 4 bedroom semi-detached and detached houses

1.02 The statement is structured to explain the design, context,site, sustainability and access approach.

1.03 This Design and Access Statement is submitted in support of the above mentioned application. Thesubmission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice contained in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the Doncaster metropolitan Borough Council's design guidance note, "Design and Access Statement" and CABE Publication "Design and Access

2.0 SITE CONTEXT

2.01 SITE LOCATION

The site is located within the village of Royston.The site its self is redundant garage block site original owned by the council

In terms of Public transport to and from Royston is provided numerous bus routes. Primary education for the area is provided by Royston Meanstead and Royston Parkside primary schoolsl , which feed into Carlton community college.

Map 1 : Site location



2.0 SITE CONTEXT

2.02 SURROUNDING CONTEXT

The site consists of a level area of land of Pinfold Lane which was formley a garage site. .The proposed land and properties will be accessed from Pinfold Lane as per the previous use . The existing properties along Kirkcross Crescent are mainly 1950 per-fabricated and traditionally constructed semi-detached houses.

Its the intention to widen and upgrade the existing Lane to accommodate the proposed access to the site.



Site accesalong Pinfold lane / Kirk Cross Crescent



Typical housing along Kirk Cross Crescent

3.0 PLANNING POLICY & GUIDANCE

The proposal is to construct 5 No 3 / 4 bedroom detached / semi-detached houses

When appraising the development of the site the following polices within the Barnsley UDP have been taken into consideration

ENV52 - design of new Buildings
PH11 - Residential Policy area
PH13 -Residential Standards
T5 – Highway Safety
PPS1 - Delivering Sustainable Development
PPS3 - Housing

4.0 PROPOSEDSCHEME

4.01 PROPOSAL

The proposal is submitted and seeks the grant of planning permission for 5 number 3 and 4 bedroom semi detached and detached houses with associated parking And garages

4.02 AMOUNT

This is an existing residential area, the proposal meets space about dwellings and its considered that the general form,layout are appropriate for the area.

4.03 ASSESSMENT

As mentioned above, the proposed development and material treatment have been carefully considered in relation to the to local guidelines and to ensure that the proposal makes a positive architectural contribution, as well as to improve and enhance the quality of the area.

4.0 PROPOSED SCHEME

4.04 LAYOUT, APPEARANCE, SCALE AND LANDSCAPING

The proposed Houses will have similar overall proportions to existing dwellings within the area. The design and elevational treatment will be similar to existing houses within the area and will be constructed in brick and tile. The rear landscape will be turfed. Any additional planting, species and scale will be carefully chosen to compliment the building and enhance the picturesque experience of the outdoor space.

4.05 ACCESS

The house will have its main vehicular / pedestrian access from the upgraded Pinfold Lane in the position as shown on the proposed site plan The private drives will be a minimum of 1:10 and a separate footpath will provide the basis for access to the dwellings with a level threshold to satisfy the requirements of the Building Regulations especially in relationship to the needs of the disabled.

The site is well located for pedestrian access to public transport and local shops and amenities.

Parking is provided for 2 cars per dwelling .New dropped kerbs to new carriage way crossing all shown on the the submitted drawings.

A rear turfed garden is provided to the rear of the property.

A refuse bin storage area will be provided to the rear of the property.

Bin collection point will be located at the junction of Pinfold Lane / Kirk Cross Crescent.

Proposed site plan



5.0 CONCLUSION

This design and access statement has been prepared in support of a detailed planning application for 5 No. 3 and 4 bedroom houses. The scheme proposals presented follow a detailed analysis of the site, surroundings, the identification of key opportunities and constraints of the site, and generation of key design principle for the proposal.

We feel that this application embraces the objectives of both the national and local planning policies and legislation. The scheme will use the latest materials that will have the least impact on the environment. This has been achieved by specifying and promoting sustainable construction methods and materials during the design stage.

The site is in a highly sustainable location and is suitable to accommodate the scale of the proposal, and the use is appropriate for the context neighbourhood

The building will be of good quality and in keeping with the local context and will significantly enhance the surrounding area