
PROPOSED RESIDENTIAL DEVELOPMENT

**at
LAND AT WENTWORTH STREET
BIRDWELL, BARNSELY**

**For
Mr John Dunn & Ms Susan Dunn**

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

Town & Country Planning approval, Ref 2005/2714 was granted on 6th January 2006 and this is an extant approval.

The application was for a residential development of 16No dwellings.

The site ownership has subsequently changed and the new owners wish to make amendments to the layout and house types.

There are similarities and variations between the approved and proposed schemes as follows

- Site area remains unchanged
- Access unchanged
- Road layout revised
- Dwelling numbers reduced from 16 to 14
- Dwelling styles simplified and revised.
- Separation distances improved
- Site investigation report remains valid and relevant
- Generally in-curtilage parking.
- Arbouricultural aspects unchanged.

This application is for the variation of Condition 2 of approval ref 2005/2714

2 THE SITE

The site is situated close to the junction of Wentworth Street and Sheffield Road, Birdwell and was formerly used as a factory with associated retail use. This ceased a number of years ago

The site is brownfield and former buildings have been demolished and the site cleared. Redevelopment has commenced to implement the extant approval.

The site has a short frontage along Wentworth Street.

The area is predominantly residential with a mix of traditionally constructed properties including terraced houses, bungalows adjacent and opposite the site.

There is an existing vehicular and pedestrian access to the land.

There are no trees or water features on the site.

Yorkshire Water Authority sewer records show pipes crossing the site as shown on the submitted drawings.



The site is currently inactive and overgrown with metal security fencing along the site boundary with Wentworth Street.

The site is generally level.

The site is within reasonable walking distance of local shops and amenities and there are bus routes to the town centre nearby that run frequently.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the dwelling is 'brown field' with an extant approval for 16 dwellings. It 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 Wentworth Street. The proposed new access has been sited to suit the site layout and achieve the maximum visibility in both directions. The access has already been approved.

There are Yorkshire Water sewers crossing the site and this, together with a 6m wide 'no build' zone is shown on the submitted drawings. The restrictions

arising from the presence of this sewer have been fully accounted for in the design of the layout and positioning of the dwellings.

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 the parking arrangements have been designed with a view to introducing 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 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 in relation to other residential developments in the locality and market forces.

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 proposed access points, restriction due to site topography, existing sewer and the proximity of adjacent buildings.

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

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

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.

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.

Due to the modest scale of the development 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.

A new access road will be formed to adoptable standards with a gradient not exceeding 1 in 12

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.

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 in relation to the surroundings.

In view of the reduction in number and density of properties, improved accommodation and design together with the increased separation distances the scheme is totally acceptable and an improvement over the original approved scheme
