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Design & access statement for proposed construction of a residential development of semi detached houses and a bungalow off Bismark Street Worsbrough Common Barnsley.

1.0 Physical context

1.1 Surrounding:

The site is located just at the end of Bismark Street and lies approx 1 mile to the South of Barnsley town centre. The neighbourhood generally consists of residential properties mainly being terraced houses on Bismark Street with a new mixed development to the East.

Schools, recreational facilities & other local services are all within reasonable distance of the sit. The site is not located in a conservation area. The site affords good transport links as it lies near a bus route between Barnsley & outlying areas.

1.2 Site:

The proposal is for the construction of 5 semi detached houses and a detached bungalow each with one off road parking spaces to the front or side. The site at present consists of a slight gradient rising from West to East. Part of the site is at present urban green space and will be subject to a green space levy The site lies in a Housing Policy Area. There will be off road parking for 2+ cars within each plot.
There are no natural features such as trees or hedges within the site that require to be removed. The site does not lie in a conservation area & is not a listed building.

2.0 Social Context:

The property development is for the building a residential development. There is no potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

5.0 Involvement of community members:

The adjoining owners to each side have been consulted.

6.0 Evaluation:

The neighbours have no objections in principle to the site being developed.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings an unused partially overgrown and under utilised site into residential use therefore maximising the sites potential for occupancy, whilst being sympathetic to the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a residential development of semi detached houses and a bungalow. The access to the houses is through a new front door & via a door to the rear. New hardwood effect windows are proposed throughout which are to be sympathetic with the surrounds

7.2 Layout:
The layout of houses will be to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles.

The mail box will be to the front entrance & utilities located to the front of the properties. Each individual site is flat.

7.3 Scale:
The proposed development is to scale with the surrounding properties.

7.4 Landscaping:
New landscaping will be provided with lawns to front & rear. The area to the front will be block paved to provide hard standing for parking. The garden to the rear is easily accessible for maintenance purposes.

7.5 Appearance:
The new Fenestration will be designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments. External security lighting is proposed.

7.6 Access:
It is possible to achieve a disabled access to the properties.