# DESIGN & ACCESS STATEMENT
# Proposed Residential Development
# Churchfield Lane
# Kexborough
# Barnsley
# July 2014

## Introduction

This statement has been prepared in accordance with the Commission on Architecture and the Built Environment guidelines published in 2006.

## 1. Use

1.1 The application is for the erection of 3 residential units at Churchfield Lane, Kexborough. The site is located in a residential area and the principle of housing development accords with the Barnsley Local Development Framework Core Strategy and the Unitary Development Plan Housing policies regarding development in housing areas.

1.2 The development is in a sustainable location with access to high frequency bus services along Churchfield Lane that link to Barnsley town centre. A local shopping centre is available within walking distance at Church Street, Darton and there are shops within a hundred metres of the site on Churchfield Lane. This provides a very good range of retail units that in turn would benefit from the additional trade that would be generated by the development.

## 2. Amount

2.1 The amount of development has been controlled by the size of the site, the existing tree growth and the proximity of adjacent dwellings.

2.2 The design challenge has been to create a layout that reflects the density of development within the locality, retain as much of the existing verdancy, retain privacy for existing residents and improve the pedestrian environment along Churchfield Lane.

2.3 The site is around 0.2 hectares in area, however not all of this land is developable because of the heavy tree growth on the site.

2.4 The proposed density is below the BMBC dwellings per hectare rate cited in the Core Strategy, however given the density of existing local development, the character of the area is preserved and each dwelling is granted an excellent garden area.

## 3. Layout

3.1 The proposed layout comprises dwellings set at an angle to each other and to the surrounding dwellings, which prevents direct overlooking and thereby loss of amenity. The house fronting Churchfield Lane is in line with neighbouring homes and maintains the character of the streetscene.

Neighbourly surveillance is afforded without intrusiveness, which promotes good security and crime prevention.

3.2 The dwellings would be served by a shared driveway, but each would have private garaging and drives and this arrangement will facilitate vehicular egress to Churchfield Lane in a forward gear.

3.3 Each dwelling has its own private drive leading to the property's detached garage and the surface of the drive will be permeable to prevent excessive/focussed water drainage.

3.4 The housing layout is semi-open plan, but in the fullness of time each resident will choose their own curtilage arrangements.

3.5 The dwellings are proposed to be conventional in design and the angled arrangement of houses promotes and maintains privacy, and integrates the existing trees - all to form a private, comfortable and safe environment.

## 4. Scale

4.1 The scale and massing of the houses will be harmonious with the other dwellings in the vicinity and the conventionality of the house designs will complement the street scene.

4.2 The detached dwellings will provide good sized 4 bedroom family homes and the substantial adjacent existing semi-detached dwellings, will all relate readily to each other.

## 5. Landscaping

5.1 The existing trees are the dominant feature of the site, but they have grown in a manner that is not conducive to suburban gardens, which is why there is considerable consternation on the part of the majority of the neighbours - that being the potential danger that mature trees presents to persons and property in the event of collapse, furthermore they cause dense overshadowing of the gardens beyond the application site.

5.2 Nevertheless, the LPA rightfully has a policy whereby existing trees ought to be integrated into new developments and this is a sentiment shared by the applicant. As such, it would be proposed to lop some of the existing trees sufficient to render them safe and much less overpowering of neighbours' property and there will be a need to remove some trees to enable the development to go ahead.

5.3 Additional tree planting, particularly along the frontage is proposed and the LPA's tree officer would be consulted about the details.

5.4 General private gardening will prevail across the remainder of the site.

## 6. Appearance

6.1 The range of external materials will include brickwork and roofing to match adjacent properties.

6.2 The proposed front facing windows will be proportionate to the main elevation and will introduce an element of balance and harmony with surrounding construction.

2.17 Hip roofing will be a characteristic element in the building form thereby matching similar features in the existing surrounding houses.

## 7. Access

7.1 Adequate parking and turning space will be provided for each dwelling with access to Churchfield Lane.

7.2 On site parking is very generous and whilst each house has its own parking/garaging, the shared driveway will easily accommodate occasional overflow parking.

7.3 There is ample space to locate wheelie bins at the enhanced pavement area for their weekly collection.

7.4 Bus services are excellent along Churchfield Lane, travelling through to Barnsley and Wakefield, and beyond, approx. every 30mins.

7.5 The train services from Darton station, approx 20mins walk from the site, are similarly excellent, it being on the main north/south line of the region.

7.6 In terms of inclusive access, the site is generally level with the proposed access road presenting the steepest part of the development at 1 in 18.

The generous proportions of the indicative house designs will readily conform to Part M of the Building Regulations

7.7 Pedestrian journeys are very convenient to access local services e.g. shops 2 mins, school 15mins, bus stop 0mins, train station 20mins, health centre 20mins, post office 20mins, pubs, restaurants, churches all within max. 20mins.

**Robert Foulds**
**Rofos Design and Technical**