

DESIGN AND ACCESS STATEMENT

PROPOSED HOUSING DEVELOPMENT WITHIN THE GARDEN AREA OF NO 96 CHURCH HILL ROYSTON

The site is located approximately six kilometres North East of Barnsley and is centred within the garden of the above address which occupies a peripheral but prominent position within the village of Royston. The site is bounded to the North with other housing. To the South of the development is the Church Hill road then road side properties and beyond that open fields. Directly to the East and West of the development site is existing housing. The surrounding area around the development site is mainly occupied by residential developments. The proposed development is considered a sustainable development in that it will encompass good design & layout while incorporating aesthetically attractive finishes providing high quality properties suitably blending in with and adding to the character and quality of the immediate surroundings.

The whole site will be accessed directly off the Church Hill road by a tarmac access road forming access to all the proposed dwellings and the block paved access, turning and parking areas both durable and usable by residents, visitors and essential service vehicles. The scheme was also designed all in accordance with and in pursuance of safety required under planning policy guidance.

Any conditions as laid out in any planning approval notice will be observed and complied with in full.

Disabled access to individual properties has also been considered in which levels from the access road frontage area to property entrance doors is considered reasonably level and sustainable in terms disabled access and travel distance. Disabled access into the dwellings and within will all be in accordance with part M of the building regulations.

In terms of social and economic impact on the community from this development there will be some short to medium term employment provided during the construction phase.

Additional traffic impact on the village due to the development will be minimal and in the interest of amenity, planning policy guidance will be complied with.

The proposed development site is a gently sloping site from the Church Hill road and forms part of the existing garden attached to no 96 Church Hill which is to be carefully cleared of shrubbery and some isolated trees in order to provide road access within the proposed development all in accordance with planning/highways policy guidance and for the erection of the proposed dwellings.

The proposal is for 4 number 4 bedroom detached dwellings all finished in brickwork or stonework with associated features together with grey marley modern flat roof tiles and UPVC windows and door frames all in accordance with planning requirements.

The proposed development will also incorporate as many as possible existing isolated trees and protect them during construction if not to be removed due to construction works. Site works will also incorporate an associated tree planting scheme in which all new plot front garden areas are to include a small tree/bush in order to add to the general character of the area all to planning policy guidance.

Royston is served by regular bus services, with links into both West & South Yorkshire. Bus stops are also located at intervals along the length of Church Hill with bus stops being sited within 200m of the development entrance making the development sustainable in terms of travel links.

In terms of local services there are several public houses/clubs, convenience store/off licence, post office, village hall, take aways and fish & chip shops, a large doctors practice and a Methodist Church all within close proximity of the development and serving the community. The village also has its own recreational areas including children's play area.

In terms of the developments impact on the local area it will not have any detrimental effects as having its own access/egress off Church Hill and not relying on access through any existing established developments.

Nearby and adjacent properties will neither be overlooked or overshadowed by this development.

Within close proximity of the proposed development is a Junior & infants school and a Senior school serving the village and nearby catchment areas.

There is no economic impact on the immediate vicinity due to the proposed development.

A sustainable drainage system is also to be provided all as planning policy guidance. It is the intention of the developer at a later date to consult with a sample no of residents on Church Hill to gauge & determine their views on the proposed development. This will be in the form of a simple address list where residents can tick for support or cross for opposing. This level of sampling does appears to be adequate for this scale and complexity of the development.

From our evaluation of all information provided regarding the development it would suggest that the proposed development can only benefit the local amenity in terms of a sustainable housing provision which will enhance the character and desirability of the developments surrounding area.

The overall design and layout of the development does also provide a good balance with the existing surrounding properties in terms of volume provided and their appearance together with the proposed landscaping and hard standing ratios. The overall scale and size of the proposed dwellings are also in keeping with surrounding property sizes.

The layout of the development has created a small cul-de-sac environment with access from Church Hill only. The mixture of hard standing and garden area to each proposed dwelling does provide for total access around the footprint of each property.

As levels indicate on proposed drawings the development is a gently sloping site but access to each dwelling is considered reasonably level and therefore maximises ease of accessibility while also limiting travel distances to each dwelling.

Due to all the proposed properties facing the access road the overall design has embraced good crime preventative measures in that consideration has been given in trying to create a safe and sustainable crime prevention zone. A local neighbourhood watch scheme would also benefit the development as a whole.

The configuration & balance of hard & soft landscaping including the combination of existing and proposed tree/bush planting does set out to enhance and protect the character of the site and create a positive change of use of the site for the owners of dwellings abutting and visually impacted on by the development.

In the event of fire or any other emergency, access into the development by any of the emergency services would be relatively easy given the layout. All prospective owners and other users are provided with equal and convenient access up to and onto the individual property frontages and spaces around the properties.

In the event of any prospective owner not having a motor vehicle, pedestrian access up to and linking up with the existing pavement on Church Hill is relatively short and level providing a sustainable link to near by bus stops.

The overall design of the scheme has been developed to suit the natural curtilage of the site together with a access position in order to comply with highways requirements necessary for 4 no dwellings.

The application is also based on a good understanding of the local character of the Church Hill area and aims to bring that same depth of character to the new development. The scheme therefore does comply with planning policy consideration in terms of its physicality & use of the existing garden area in order to provide such a new development.

All properties on the development are easily accessible by visitors as the provision of a convenient and safe access route from Church Hill is a prominent feature.

The development density has also tried to replicate neighbouring density levels through the choice of being all detached properties to mirror those detached properties in the immediate area of Church Hill. The occupancy levels therefore that these dwellings represent are all comparable with other existing properties in the area.

The scale of the proposed build is also considered right for the site as the dwelling to road, hard standing and garden area proportions do appear to balance without being disproportionate to existing dwelling while still providing significant space around that must be appealing to would be buyers.

All features of the development have taken into consideration sustainability and ease of maintenance together with an attractive order to it.

Current local services and amenities should easily cope with and welcome another further 4 no dwellings and the potential number of residents it will attract together with an increase in spending within the local economy.

Boundary treatment will generally be in accordance with planning guidance. Tree removal will take place on site to allow construction works to progress and to be carried out in full accordance with local authority requirements. There are no T.P.O.s that are known about on site.