

**Land to the rear of
10 Windsor Square
Thurnscoe
Rotherham
S63 0HE**

Design and Access Statement

The site currently forms part of the garden to 10 Windsor Square, Thurnscoe, Rotherham which is currently in an overgrown and neglected condition. The proposal for consideration is to split off a part of the garden from the host property to allow the construction of one pair of semi-detached houses. Unusually, even after the proposed split, the original house still has an average sized garden.

The whole site has an area in the region of 654 square metres and is roughly rectangular in shape. The area for the development is approximately 440 square metres.

There is access from the highway to the proposed site at the rear of the property.

Redevelopment and regeneration within the area has taken place in recent years with some work still ongoing. The proposed redevelopment of the garden area will not alter the existing use of the main building and would further enhance the surrounding area.

The proposal for consideration is to build a pair of affordable semi-detached houses in keeping with the area.

The design of the proposed houses is such that safe and secure entry and exit to the property would be available at both the front and the rear of the property. The use of low energy security lighting will enhance the safety and security of the occupiers.

The scale of the proposal is such that the visual impact on the street scene is unaffected.

Landscaping of the site will essentially involve providing sealed surfaces to parking spaces at the front and therefore reduce the need for on-road parking. Any works undertaken during the course of the proposed development will bring immediate visual improvements to surrounding areas.

The proposal has been designed to have a neutral as possible impact on the street scene with materials chosen for the extension being as close a match with the original property as possible. In this case the materials will comprise of brick and slate.

In the course of the development, energy efficient building techniques are proposed. It is proposed that green technologies will feature highly during the course of any development work and throughout the lifetime of the building.

Accessibility to the property has been paramount in the proposal. Provision of ramps for disabled users of the building will be provided at both front and rear.

There is ample public transport available to serve the proposed development; the property is located on a bus route

Additional Information

The proposed redevelopment of the property will substantially improve the attractiveness of the area immediately to potential investors, it will also contribute to the general ongoing rising of standards within the vicinity.

In arriving at the design and producing the Design and Access statement, reference to PPG3 – housing and PPS1 – delivering sustainable communities has been drawn upon. The proposal hopes to make efficient use of land whilst recognising a need to protect the amenity of existing buildings which are adjacent to the site.

The Councils approved Unitary Development Plan, indicates that improving the quality of the environment is one of the Councils key aims. As such the proposal seeks to improve and develop the land whilst allowing maximum flexibility of use.

Other policy areas identified and which have been incorporated into the scheme are:-

A11 – To improve the housing stock to enhance the appearance and image of Barnsley.

C6 – To meet the housing needs and demands of Barnsley People.

C7 – To provide new housing to regenerate areas.

C8 – To support local shopping centres and the like.

H8 – Existing residential areas

H9 – Housing renewal

T22 – Parking

H8A & BE6 & BE6A - Design

It is our contention that the proposal accords with advice in PPG3 and relevant development plan policies. The redevelopment and design are appropriate to the immediate surroundings and the existing amenity will be improved.