

ROTHERHAM ROAD, CARLTON

Design and Access Statement
New development of 3 No.3 bedroom town houses

Prepared on behalf of:

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1.0 Introduction

- 1.1 This is a statement submitted in support of a development of 3No. three bedroom town houses on the corner of Rotherham Road and Carlton Road. This application is a resubmission of the approved application 2008/1723. The application maintains the number, massing and highways as per the approved scheme; it only seeks to alter the design and appearance of the dwellings further to changes in the market.
- 1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

- 2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 Physical

The site is situated on the corner of Rotherham Road and Carlton Road and is located approximately 1.5m North East of the town of Barnsley. The site is located close to the area of Carlton. The area directly surrounding it is fairly built up with a mixture of small terrace, semi-detached and detached houses; however, there are large expanses of farmland and open fields nearby. The site is currently a cleared site following the demolition of the pair of semis that formerly occupied the site as seen in the aerial picture over leaf. As the surrounding area has changed and been developed and the site is at the crossroads of two prominent roads we feel the corner now needs to create a more positive space and a focal point. The new development will directly address the run of terrace cottages on Carlton Road and also create a focal point for the corner. On the opposite side of Rotherham Road there has been significant development of new houses and apartments and also a Tesco Metro as seen in the bird's eye view photograph over leaf.

The aerial picture below shows the site in context.



2.3 Access audit

The existing site is cleared and has no specific access point. Further to consultation with the former DC Officer Alex Cotton we have followed recommendation and sited the vehicular access point on Carlton Road. The house frontages will follow the character of the area by having parking spaces and walled front gardens surrounded by landscaping. The site is located near to the town centre with accessible bus routes into Barnsley. The A61 Wakefield Road is very close to the site providing clear and easy routes into Barnsley and to the M1. Traffic movements to and from the site will differ from the existing use. Rush hour traffic should not be significantly affected.

2.4 Social

The new development on this site is an attractive scheme that will be fitting and consistent with the residential nature of the area and will regenerate a vacant site.

2.5 Economic

The scheme aims to provide good quality family housing with good transport links to the nearby towns and cities via the A61 and A633 and excellent transport links to the M1. There is also a Tesco Metro on the opposite corner on Rotherham Road providing local amenities to support residential development.

3.0 Relevant planning policies

- 3.1 The development will comply fully with all requirements of the SPG document and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Relevant planning history

This application is a resubmission of the approved application 2008/1723. The application maintains the number, massing and highways as per the approved scheme; it only seeks to alter the design and appearance of the dwellings further to changes in the market.

5.0 Involvement of community members and professionals, undertaken/planned

- 5.1 A noise report survey was not deemed necessary due to the site already being in an established residential area.

6.0 Evaluation of the context

6.1 Identification of opportunities

There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by a sympathetic and well designed development with a contemporary twist which will be a positive addition to the immediate neighbourhood and street scene. The development also aims to provide family housing in a sustainable residential location.

6.2 Identification of constraints

The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered.

7.0 Design of the scheme

Amount: The proposed development incorporates 3 No.3 bedroom houses.

Layout: The building utilizes an efficient rectangular footprint, with a 147sq metre footprint overall. The ground floor of each new property consists of an open plan kitchen and dining area, a lounge and a W/C. The first floor consists of one master bedroom, and two further bedrooms along with a family bathroom. The new dwelling is carefully designed not to infringe on any overlooking distances. Each town house will have its own private garden to the front and rear of the site. The new dwellings are carefully designed not to infringe on any overlooking distances, respect all building lines and respond to the mixed style and grouping of houses in the area.

Scale: The building is 2 floors high and is in keeping with the height and massing of the surrounding properties.

Landscaping: Currently, the site is a cleared site following the demolition of the former semi detached council properties. The proposed design will create a ratio of approximately 50/50 built footprint and landscaping. Vehicular and pedestrian access to the dwellings will be via new private drives at the front of the properties from Carlton Road.

Appearance: The proposed properties are traditional styled and have been designed to match the styles of the surrounding properties. Materials used are predominantly brick with stone details used on the elevations. The property will be kept to a residential scale to compliment the surrounding properties. The development aims to be sympathetic to the existing identity of the immediate neighbourhood whilst providing high quality housing that will benefit and enhance the neighbourhood.

Access: The development will comply fully with all requirements of Approved Document 'M'. All houses are designed to meet mobility housing standards and comply with the SPG to provide more than the required min 25% threshold for residential units. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. A mixture of hard and soft landscaping will be provided with changes in materials finishes or planting clearly demarcated. Any transitions between hard and soft features will be less than 15mm in elevation. Guardrails and tactile surfaces will be used at all relevant obstacles. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. Where necessary doors have vision panels whose size and configuration meets the requirements of the Approved Documents. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. A level entry bathroom has been incorporated with full turning capability for wheelchair users. Other indicative 1500mm turning circles show the accessibility to the main living / working area. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

8.0 Concluding Statement

8.1 This design and access statement has been written in support of a planning application for: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

Provision of family housing in a popular residential area

Access

Safety and security

Sustainable development

Visual amenity

8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.