

HILL HOUSE, KINGWELL ROAD, BARNSELEY, S70 4AG

Design and Access Statement
Alterations to drive entrance

Prepared on behalf of:

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1.0 Introduction

This is a statement submitted in support of the proposed alterations to the drive entrance of Hill House, Kingwell Road, Barnsley, S70 4AG.

The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics AND central government guidance. The design proposals are shown within the drawings and supporting documents submitted with the statement. It should therefore be read with all of the supporting information.

2.0 Assessment of the site's immediate and wider context

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.

Physical and Access Audit

Hill House is located in the village of Worsbrough approximately 2 miles south of Barnsley Town Centre. The property is accessed via a single track drive off Kingwell Road and is positioned approximately 125m from the road. The drive entrance is currently only wide enough to allow for a single vehicle to enter or leave at a time.

The driveway itself is not owned by the applicant but they are given access rights through Mr Elmhirst who owns the land.

The aerial image below sets the site and application boundary (outlined in red) and Mr Elmhirst's boundary (outlined in blue) and illustrates its position within the surrounding neighbourhood.

The site is surrounded mainly by wooded areas, open space and residential properties.



(Please note; the site plan above is not to scale)

3.0 Site Photographs



Image of the drive entrance



Image of the drive entrance and Kingwell Road



Image looking opposite side of the entrance

4.0 Evaluation of the Context

Identification of opportunities

The widening of the drive entrance will allow for two vehicles to pass and access from either direction. Currently all vehicles are limited to leave the driveway in a single direction towards a bend in the road where vehicles travelling in their direction are not fully visible from the driveway.

The ability for vehicles to enter and leave at the same time will eliminate the need for any vehicles to have to wait on the road and reduce any risk of accidents.

Both the widening of the drive and reduced wall heights will also allow for increased visibility splays.

Identification of constraints

In order to be able to widen the drive entrance it will mean the relocation of a lamp post, telegraph post and a marker.

5.0 Design

Amount

The proposal will incorporate the widening of the existing drive entrance from 3m to 8m to allow for two vehicles to pass at the same time. The provision of a passing point approximately 20m from the start of the single drive will also enable two vehicles to use the drive which is currently approximately 125m in length to the entrance of Hill House.

It will also include the reduction in height of the surrounding stone walls to allow for visibility over them.

Landscaping

The existing trees and shrubs will remain mainly untouched with the exception of a small number of shrubs and bushes that will be removed to allow for the widening of the drive to take place.

Appearance

The new widened section of drive will be tarmac to match the paths. The single track drive will be left as existing.

Where the stone walls are to be reduced and in some cases re built stone will be used to match existing.

6.0 Concluding Statement

This design and access statement has been written in support of a planning application for the alterations to the existing drive entrance at Hill House, Kingwell Road, Barnsley, S70 4AG. 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.

The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community.

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 the scheme and grant planning permission.