

# **DESIGN & ACCESS STATEMENT**

## **Proposed Residential Development - Block of Apartments, At The Site of Hope Inn, Rotherham Road, Cundy Cross.**

**Applicants: Wallis Metals & Demolition.**

### **1. Introduction.**

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development. This statement has been prepared by Simon M Elliott - Dip URP.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the potential design and external appearance of the proposed development. The statement looks at the siting and design of the proposed development, in the form of a block of three-storey apartments, and their relationship with the adjacent properties and the character of the wider area.
- 1.3 In particular the design of the apartment building has been largely influenced by the particular characteristics of the site as well as the scale and massing of the existing building on this site and its external appearance as well as the appearance of the surrounding properties. This statement also highlights the particular characteristics of the existing access to the site compared with that of the proposed development.
- 1.4 The proposed development also involves the removal of a Public House building, which is located on the site of the apartment block. The existing building referred to above will clearly need to be demolished to make way for the new development.

## **2. Design of The Proposed Development.**

- 2.1 In terms of the details of the proposed development it is currently proposed in outline for. However, it is envisaged that there is scope to construct a block of 12 apartments, on the site of the existing Public House. There are currently two access points that exist to serve this site and it is proposed that one of these will be closed off altogether and the other access will be altered, as shown on the detailed site layout plan to provide access to the new development. It is thought that this site can accommodate up to a total of 12 new apartments, which will be formed with 4 apartments at ground floor level, four at first floor level and a further four at first floor level, either in the form of a standard floor or being created within the roof void. It is considered that a building of this size can easily be accommodated on the site to ensure that the Council's current Planning Policies and guidelines are adhered to in all respects to protect the amenities of neighbouring and future residents alike.
- 2.2 As with a large proportion of new development proposals the design of this development has been reached as a result of the functional requirements of the development and future occupiers and also to fit in with the general character of the area. The detailed design of the development will clearly be developed following the granting of outline Planning Permission. However, it is envisaged that the building will be constructed of red multi facing brick with a concrete tile roof or similar to fit in with the materials used on the surrounding properties. Appropriate detailing around the external openings will also be created in the form of say contrasting head and sill detailing in brickwork or artificial stone heads and sills.

- 2.3 There is only a slight slope across the application site and there is clearly ample distance between the existing and proposed dwelling units when the development is compared with the Council's normal standards. Even though the houses on Jacques Place are at a lower level than this site they are set well away from the proposed building and will not be materially affected as a result of this proposal. There are a number of different house types in close proximity to the application site, including terraced houses and semi-detached houses although there do not appear to me many apartments at the present time. In terms of the external facing materials that have been used on the buildings around this site there are a number of different materials and the details of the external materials on this development they will be agreed with the LPA at a later date.
- 2.4 As referred to above, it is proposed to use a high quality multi red facing brick, with contrasting heads and sills around the openings. The roof covering to the building will probably be flat profile interlocking concrete tiles to match the general character of the area. All external facing materials will clearly be subject to the Council's approval. The apartments will have a variety of window and door sizes to add interest and variety to the external elevations and again these will be detailed when further plans are produced. A small front projection could also be introduced to add further interest to the building and to break up the massing of the front elevation.
- 2.5 As mentioned above, the roof will probably be covered with concrete interlocking tiles to match the surrounding properties. The proposed external openings will have a traditional vertical emphasis, again in line with the general design and external appearance of the surrounding houses.
- 2.6 It is considered that the overall design and external appearance of these apartments will represent an attractive development on this prominent site on Rotherham Road. It is also considered that this development will represent a significant improvement in the visual amenity of this part of Rotherham Road compared with the appearance of the land at present and the building that occupies this site.

### **3. Access Considerations.**

- 3.1 In terms of the access that will serve the proposed development we have looked a number of options, including using either or both of the existing access points into the site. However, because of the proposed layout of the site it was decided that as the proposed access is generally in the same position as the main access is at present it represents the best position to serve the whole of the site without spoiling the layout of the overall development. The new access represents a similar arrangement to the existing access that has served the site and the adjacent Public House for many years without being detrimental to highway or pedestrian safety.
- 3.2 The access arrangements that we have chosen are considered to be in the best position for the overall development and also to ensure that the development is attractive and represents a viable option for the applicants. It is considered that the proposed access will not serve a significantly greater amount of traffic than the existing access does and the parking spaces are considered to be sufficient to serve the occupiers of the proposed dwelling units.
- 3.3 The existing access has also been used for many years to serve the former Public House and its visitors. It is considered that moving the existing access slightly will not have any material detriment on the amenities of neighbouring residents or the interests of highway safety. Our proposal is similar to the existing access arrangements but with the opportunity to provide a better turning/manoeuvring area and it is considered that the proposed development will not result in a significant increase in the number of vehicle movements into and out of the site compared with the former use. It is also considered that the visibility in both directions from the access is good and it is therefore considered that there should be no objections to this proposal from a highway safety viewpoint.

- 3.4 The application site is also located only a short walking distance from a number of local shops, where there are a number of shops and employment opportunities to make this site sustainable in planning terms. There are also a number of public transport options for future residents and visitors in the form of numerous bus routes into and out of the centre of Barnsley and neighbouring areas as well.
- 3.5 The entrance doors into the apartment block will be provided with a ramped access with a level threshold immediately adjacent to the entrance doors, as required under the Building Regulations. The threshold of the entrance doors to all apartments will be no higher than 15mm above the floor levels on either side and if above 5mm the thresholds are to have rounded edges.
- 3.6 In terms of internal circulation within the apartments the entrance halls to all of the ground floor apartments will all have a minimum width of 900mm and internal doors will have a minimum clear opening of 750mm and the space required opposite door openings will not be obstructed. Accessible W.C.'s will also be provided on the main entrance level in each of the ground floor units with an outward opening door, if necessary, in order to provide full access to those rooms at all times, all as required under the current Building Regulations.