Residential Development

Priory Road, Lundwood, Barnsley.



PROPOSED DEVELOPMENT OF 30 NO. HOUSES

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY THE APPLICATION FOR PLANNING PERMISSION

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YORKSHIRE HOUSING

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1.0 Site Context & Analysis

The site is located in Lundwood, approximately 2 miles North East of the centre of Barnsley. The site currently forms an area of irregular shaped grassland, of approximately 7172m^2 (0.7172 Ha). To the North East of the site is Lewis Road and to the North West is Priory Road. The southern boundary is adjacent to the rear gardens of dwellings on Abbey Grove. The stretch of Priory Road forming the eastern boundary of the site is currently fenced off with no existing vehicular route through.



Aerial view of Existing Site

The site has significant level changes with the highest point being at most northern point of the site, at the junction of Priory Road and Lewis Road. From here the land falls approximately 7 meters down towards the South East boundary (See topographical survey for further information).

The adjacent area, west of Priory Road, is an area of open grassland. Development is not permitted within this area due to existing gas works located beneath the surface. A knee high fence is proposed to define the boundaries of the adjacent land and Priory Road.



View of site from bottom of Lewis road



View down Priory Road at junction of Lewis Road

The surrounding buildings have varying architectural styles with no overriding character. The dwellings to Lewis Road and Priory Road are two storey, semi-detached dwellings with hipped slate roofs and red facing brickwork. The bungalows beyond the southern boundary of the site are predominantly brick with coloured timber panelling to the porches.



View from southern boundary towards Lewis Road



Existing Buildings along Priory Road

The site is not within or adjacent to a conservation area and none of the existing buildings nearby are listed.

2.0 Design Proposals

The proposal is to create a 30 no. dwelling residential development, with the houses accessed directly off Lewis Road, Priory Road and from a new adopted road connecting the two sides of the development. The dwellings are to be socially rented by Yorkshire Housing based on an assessment of need and demand in the area for this type of housing. All dwellings are to be Lifetime Home compliant.

Accommodation

The proposal contains 2no. two bedroom house types and 3no. three bedroom house types of various sizes and shapes. 2 bed /3 person dwellings will have the provision for 1no. car parking space and the 3bed/5 person dwellings have 2no. spaces each, with a total of 51 spaces across the site. The majority of the parking spaces are located down the side of the dwellings and to the front of the mid-terrace situation.



Proposed Site Layout

The density of the layout is in keeping with the existing urban grain and sits comfortably within the surrounding area by utilising semi-detached houses and short terraces. The creation of the new road presents a series of corners which we have addressed with cranked and gabled houses. These open up the entry points into the scheme and present a continuous frontage.

The proposed layout allows for adequate amenity distances between dwellings with generously sized private gardens. For those sites where the levels are steeper, raised terraces and retaining walls will be used to make all gardens useable.

3.0 Architectural Treatment

Each of the houses utilises the traditional domestic forms of gables and pitched roof but present them in a contemporary way through the use of staggered windows and areas alternatively recessed brickwork in a contrasting brick colour.



Proposed Priory Road Street Elevation



Proposed Lewis Road Street Elevation

Windows will be Upvc, grey in colour, which are complimented by matching rainwater goods. These are elegantly detailed to sit within a slightly recessed section of brickwork.

Boundaries

The boundary treatment to the front of the dwellings is 1200mm high brick walls with brick piers which clearly define the properties from the public pavements and shared surfaces. Dividing the dwellings front gardens are 1200mm high looptop painted steel railings and to the rear gardens, 1800mm high timber fences.

Environmental Sustainability

The units are to achieve Code for Sustainable Homes Level 3.

With regard to CSP 3 and 4 it is our intention to utilise a SUDS system subject to the suitability of the ground conditions which will endeavour to reduce surface runoff by 30%. This system is to be designed by others post planning.

4.0 Access & Accessibility

Pedestrian and Vehicular movement around the site is clear and legible. The intention is to use the existing Priory Road highway, accessed at the junction of Lewis Road where there is currently a steel

rail, preventing access to the road. This fence is to be removed with the entrance road being re-profiled (see proposed site plan drawing). The road at the south western area of the site is to remain blocked off by the existing steel fence with the intention of reducing the traffic flow and preventing a through road where speeding may occur.

Access to the dwellings off Priory Road and Lewis road will be directly off the highway, with the remainder of the dwellings to be accessed off the adopted road. The housing units conform to Building regulations Approved Document Part M and BS:8300 with level threshold access throughout. Each dwelling has also been designed to be compliant with Lifetime Homes and has a parking space capable of being widened to 3.3m x 6m.

Bin stores are located in the rear gardens. Within the mid-terrace blocks, an alleyway is proposed at ground floor level to allow access to the rear gardens.

5.0 Flood Risk

The site is not in an area of flood risk, based upon information provided by the Environment Agency's website. The website indicates that the application has only a 1 in 1000 year chance of flooding, therefore presenting a minimal risk.