

DESIGN AND ACCESS STATEMENT IN RESPECT OF
PROPOSED RESIDENTIAL DEVELOPMENT ON THE SITE OF BARNSELY FOOTWEAR DISTRIBUTERS LTD.
3 LANGDALE ROAD BARNSELY

DESIGN

USE

The site is currently occupied by a large brick warehouse to the side of which is the associated car park. The site is located in a predominantly residential area and is generally surrounded by traditional terraced housing with a more recent apartment development located off Langdale Road and facing the site in question.

The proposal will involve the demolition of the warehouse and redevelopment of the site to create residential units.

AMOUNT

The proposal is for a row (10 No.) of terraced 2½ storey town houses providing three bed roomed accommodation together with a smaller group of six, two bed roomed apartments and two, one bed roomed apartments.

LAYOUT

The site layout will reflect the traditional built form in the area with the town houses completing the street frontage and directly facing Langdale Road. The corner unit returning along Avon Street will contain the apartments and will be detached from the town houses.

SCALE

The scale of the development reflects adjacent built form and will be a maximum of 2½ storeys in height.

LANDSCAPING

The existing site contains no landscape, however the new proposal will create private garden areas to the dwellings but will incorporate a consistency of landscaping detail along the street frontage.

APPEARANCE

The development will be constructed in quality facing brick with contrasting stone detailing.

ACCESS

Access to the site will be directly off Langdale Road with parking spaces to the front of the town houses. The apartment block will have a drive through covered way to an enclosed parking court behind the building.

Access drives turning facilities and parking spaces will not have excessive gradients and will be suitable for use by disabled persons. Disabled parking spaces will be included as part of the proposals. A level access will be provided from parking areas into the building and of course, as part of the Building Regulation application (to be submitted at a later date) the building will be 'Part M' compliant.



BARNSELEY

Metropolitan Borough Council

Planning and Transportation Service

Assistant Director : Ruth Middleton BA (Hons), MRTPI, Dip Surv

Development Control Section

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My Ref. DC/KMD/SG/BA

Your Ref

Date 2nd July 2007 Enquiries to Mrs K Driver Dial Direct (01226)772586

Dear Sir,

Residential development Langdale Road/Avon Street Barnsley

I refer to the above query and would advise you that in principle residential development is an acceptable use for this site, subject to compliance with the Council's Development Control standards. Bearing in mind the adjacent two storey properties it is considered that the maximum height of any new development should be two and a half storeys. Frontages immediately on to the back of the footpath would be acceptable.

The idea of a rear access is not viewed favourably, as vehicles could find it difficult to reverse and would be more likely to park on the street. It is unlikely you will achieve the number of units shown on your sketch. It is suggested a small garage court or parking area may be more acceptable than rear access, or a mix of houses with drives and ones with parking to the front.

Parking provision should be at the rate of 1 per unit if flats, 1.5 per unit if houses.

The views expressed in this letter are the informal opinions of officers based on the information available at present. They are not binding on the Council, who will determine any subsequent formal application.

Yours faithfully

For and on behalf of the Development Control Manager

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Wakefield Road
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Barnsley
S75 6FZ

Please address correspondence to the Development Control Manager



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