

RE: FULL PLANNING APPLICATION FOR 4 DETACHED DWELLINGS ON LAND OFF CARLTON ROAD BETWEEN NUMBERS 172 & 174

Design & Access Statement

This design & access statement has been prepared in support of the above application and is submitted with drawings 09-20 dwg. 01 (Site Location Plan), dwg. 02 (Proposed Floor Plans), dwg. 03 (Proposed Elevations) and dwg. 04 (Proposed Site Plan).

1.0 Physical context

1.1 Surrounding:

The site is located on Carlton Road B6132, Athersley South, Barnsley and between two road junctions Belmont Avenue and St Helens Avenue on the opposite side of the road. It lies approximately 1.5 miles to the North North East of Barnsley town centre. The neighbourhood generally consists of residential properties mainly being of detached houses. The styles of surrounding houses vary in appearance and there is no conformity to their external materials. Schools, recreational facilities & other local services are all within immediate walking distance from the site. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Barnsley & outlying areas.

1.2 Site:

The site itself is bounded/enclosed by an existing brick wall to an approximate height of 1.8m. It was previously owned by the water board and historically there was a reservoir there. This has now been removed and the land is left as overgrown scrubland. The levels are generally flat and means of access from the highway is by means of a steel gated entrance within the brickwork wall set at the right hand side of the wall as it borders the pavement to Carlton Road.

The site area is 1147.223m² (0.283 acres or 0.114Ha).

The proposal is for the erection of four detached house with integrated garages positioned with a 4m wide access road providing vehicular access to each dwellings garage. There is to be a 5x3.5m driveway to each dwelling with provision of a minimum width footpath around each house of 1m. A new pedestrian gated access is to be provided midway down the existing brickwork perimeter wall to the front of the site allowing direct access to Carlton road for placing bins etc.

The site has formerly had planning permission passed for a similar development back in the 1990's. The site lies in a Housing Policy Area. There will be parking provision for 2+ cars for each dwelling within the site. There are no natural features such as trees or hedges within the site that are required to be removed. The site is flat with no gradients. The site does not lie in a conservation area & does not house a listed building. The existing boundary wall is to be maintained maintaining a certain level of privacy both for the new properties and the existing neighbouring properties. There will be no overlooking issues brought forward as a result.

2.0 Social Context:

The proposed development is for the building of four detached houses. There is no potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

The detailed design of the houses took in to account planning policies of the Barnsley UDP including BE6 (design).

5.0 Involvement of community members:

The scheme has no implications for general community, however the adjoining residents will have been consulted by the council at the outline application stage.

6.0 Evaluation:

The site has been dormant for a number of years. Pre-application discussions with the Local Planning Officer highlighted that best use for this land would be housing. As there is no distinctive character and uniformity to the design of existing houses on the street there is no real precedent which would influence the design of these four new builds. There are a number of new housing estates which are currently being constructed and some have recently been completed within a quarter mile radius of the site. The proposed design of these dwellings is such that it would be sympathetic to the other new builds nearby.

7.0 Design principles:

7.1 Use:

As the proposed development is to be housing, it is in keeping with the residential context of the area. The proposed development is justified particularly as it brings an existing overgrown field into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the surrounding area. The site is within the Housing Policy Area within the UDP, & is not in a conservation area. The proposed development would consist of four detached houses.

7.2 Layout:

The houses will be situated centrally within the site maintaining a minimum of 1m perimeter access to the sides.

They will have integrated garages positioned and will be accessed by a 4m wide access road . There is to be a 5x3.5m driveway to each dwelling . A new pedestrian gated access is to be provided midway down the existing brickwork perimeter wall to the front of the site allowing direct access to Carlton road for placing bins or catching the bus etc. There will be parking provision for 2+ cars for each dwelling within the site. The site is flat with no gradients. The existing boundary wall is to be maintained maintaining a certain level of privacy both for the new properties and the existing neighbouring properties. There will be no overlooking issues brought forward as a result.

There is to be a lawned garden to the rear with partial block paved hard standing immediately outside the french doors, the back gardens are separated by a timber fence. The front is to be lawn adjacent the respective driveway. Access to the site will be taken from the existing access off Carlton Road.

The layout of the houses have been to orientated so that the windows comply with the overlooking issues in SPG3. It will comply "Secure by Design" principles. The mail box will be to the front entrance of via letter boxes. The site is flat with no gradients and all new doors will have a level threshold. The access to the house is through a new front & side door.

7.3 Scale:

The proposed development is to scale with the surrounding properties. The total ground floor area for each house including the garage is 84m².

7.4 Landscaping:

New landscaping will be provided with planting beds to front (framing the parking area) & lawned rear. Planted borders will be provided to the edges of the site. The access road to the front will be block paved or black top to provide hard standing for vehicles. The garden to the rear of each plot is easily accessible with a minimum of 1metre footpath for maintenance and access purposes.

7.5 Appearance:

The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments. Please refer to supporting documents drawings 09-20 dwg. 01 (Site Location Plan), dwg. 02 (Proposed Floor Plans), dwg. 03 (Proposed Elevations) and dwg. 04 (Proposed Site Plan) for detailed plans. External security lighting is proposed.

New double glazed PVCu windows are proposed throughout which are to be sympathetic with the surrounds.

7.6 Access:

Access will be taken from Carlton Road. It is possible to achieve a disabled access to the property from outside the site without the need for ramps, and the ground floor is fully DDA compliant.

Vehicular access is catered for by removing the existing gates from within the perimeter wall. There are no safety concerns, and visibility splays can be achieved.