

DESIGN & ACCESS STATEMENT

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, LUND LANE, BARNSLEY

This Design and Access statement is prepared by Windle Cook Architects in support of the Outline Planning Application for the development of 4no. 4 bed houses on land off Lund Lane, Barnsley. The statement follows the form preferred by CABE in the document ***Design & Access Statements- how to write, read and use them***

DESIGN & ACCESS STATEMENT

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, LUND LANE, BARNSLEY

1.Context

The site is in an area designated as Housing Land in the adopted UDP. The proposals therefore in principal accord with policy, and are preferable to the previous industrial/commercial use.



Extract from UDP

The site is currently vacant, being occupied by part-demolished industrial buildings and cabins forming the break between semi detached properties facing Lund Lane and Lund Avenue to the west, and Loxley Road to the North, and detached properties in larger plots

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ACCESS

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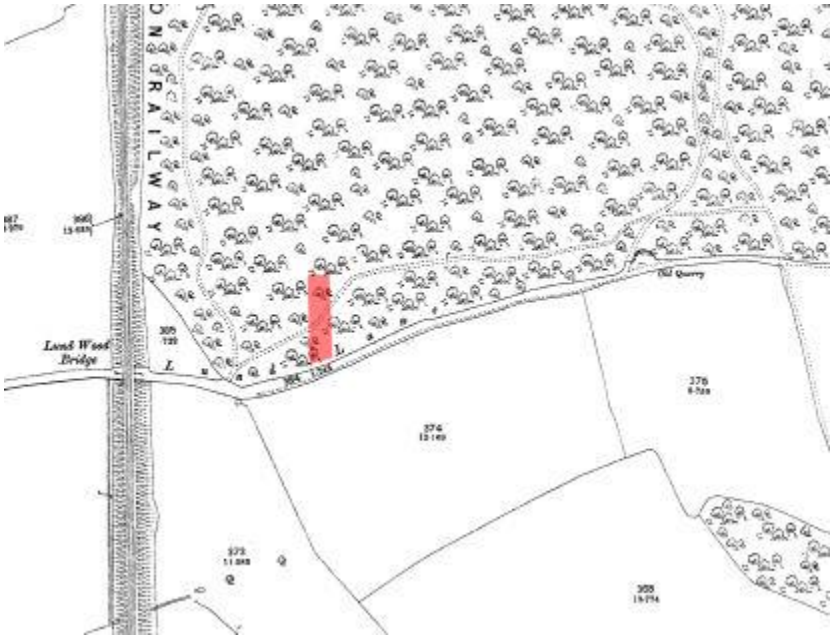
to the east facing Lund Lane . To the south is the Lund Lane Waste Water Treatment Plant.



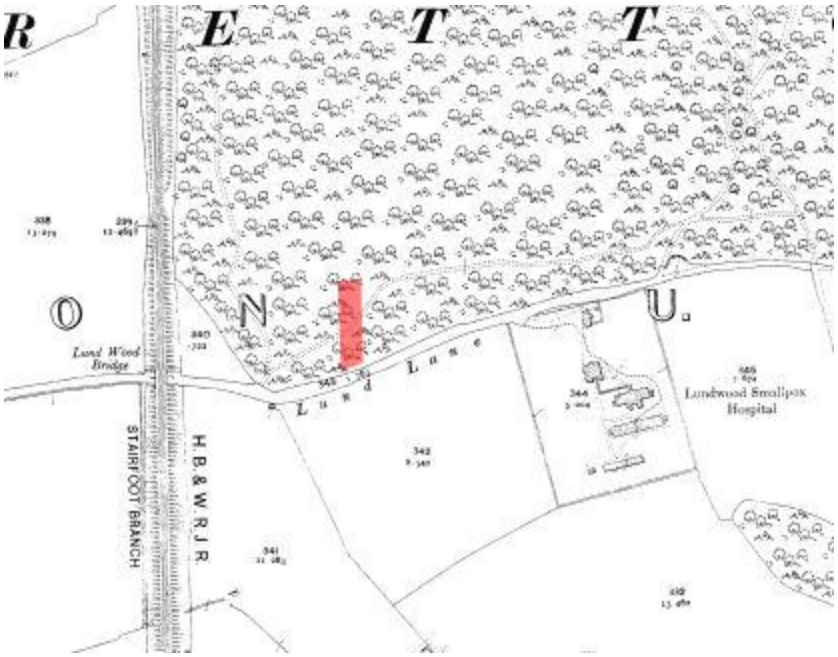
The brownfield site is an eyesore within a residential area, and therefore the development is to be welcomed.

2. History

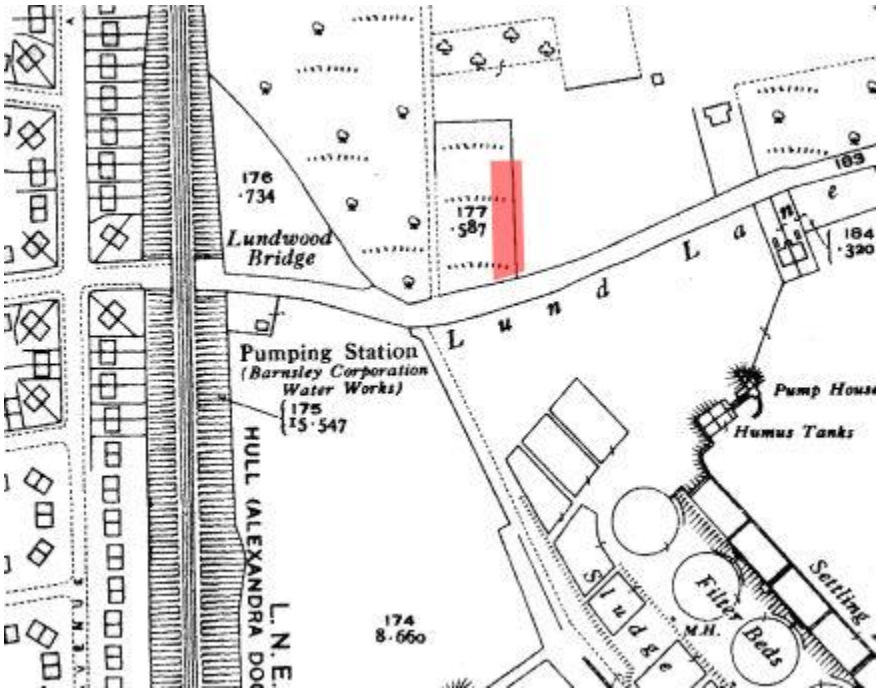
Reference to historic mapping shows that the site has remained vacant until between 1931 and 1962, when the now demolished workshop buildings were erected.



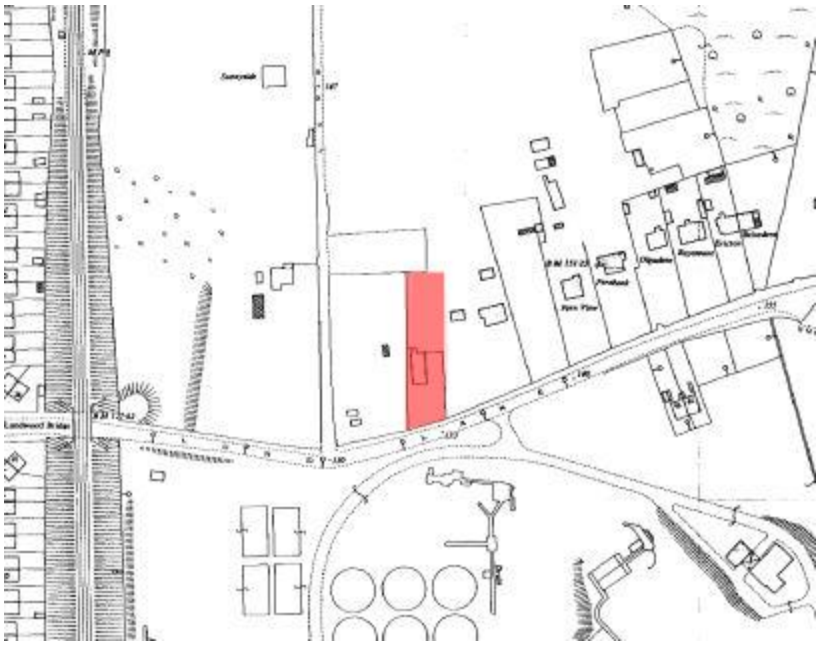
Ordnance Survey 1892



Ordnance Survey 1906



Ordnance Survey 1931



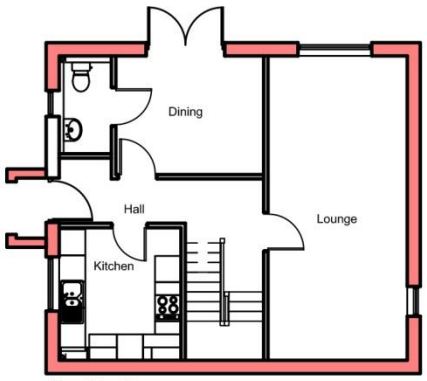
Ordnance Survey 1962

3.Amount

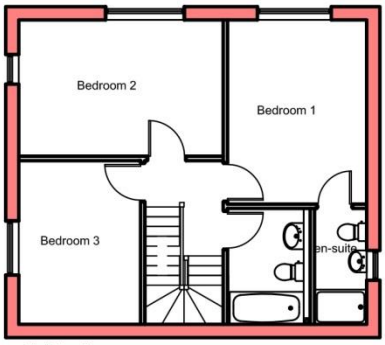
The proposals are for four 4 bed 2 ½ storey houses each with a plan area of approx. 130 sq.m.and an integral or detached garage, or 2 parking spaces The site area is 0.1 hectares, giving a density of 40 dwellings per hectare.

4. Illustrative Layout

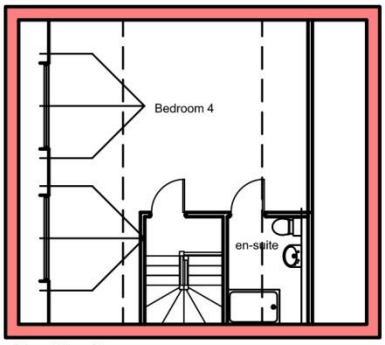




Ground Floor Plan

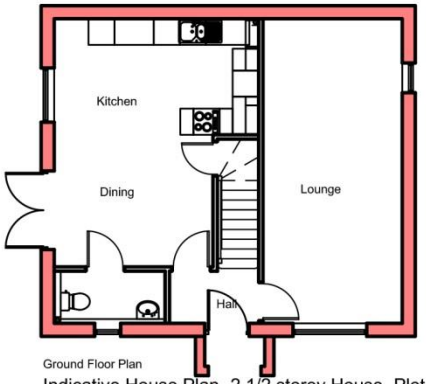


First Floor Plan

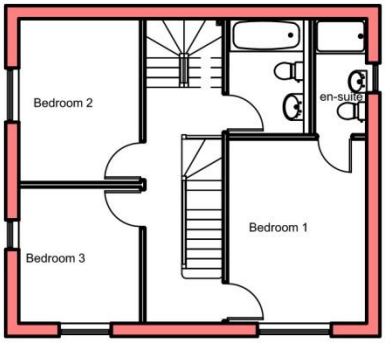


Second Floor Plan

Indicative House Plan- 2 1/2 storey House- Plot 4



Ground Floor Plan



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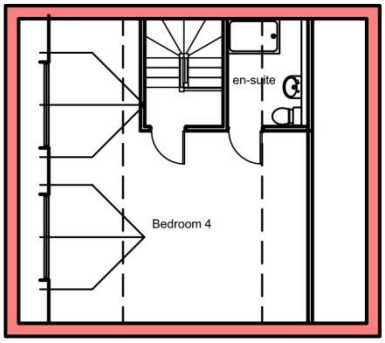
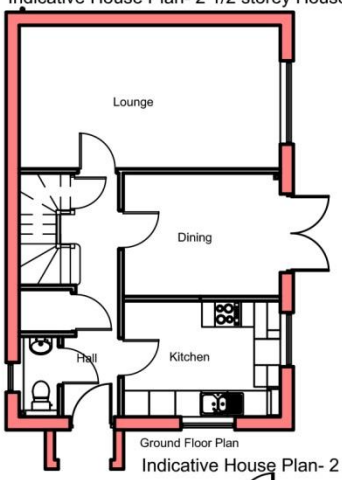
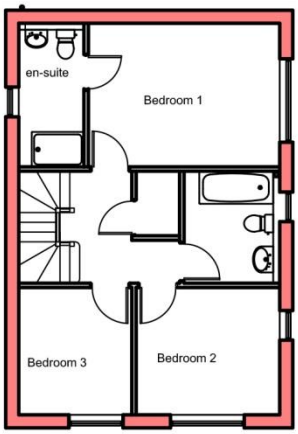


Second Floor Plan

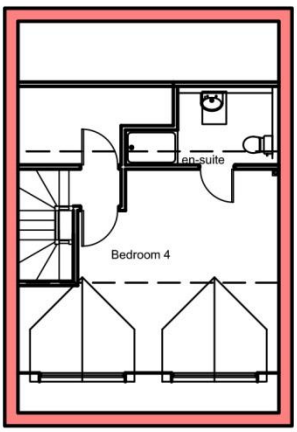
Indicative House Plan- 2 1/2 storey House- Plot 3



Ground Floor Plan

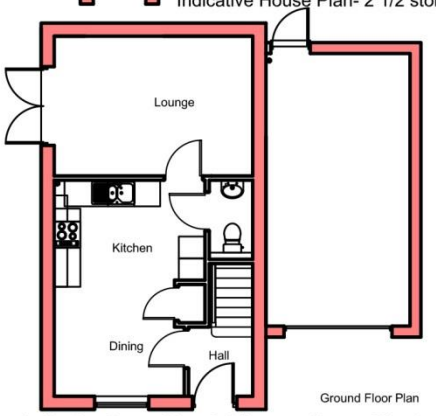


First Floor Plan

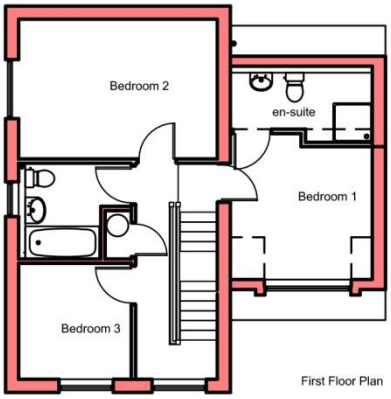


Second Floor Plan

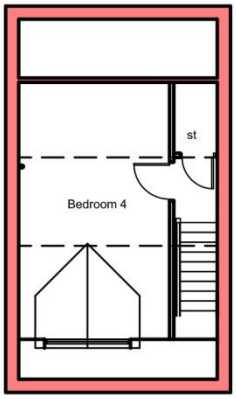
Indicative House Plan- 2 1/2 storey House- Plot 2



Ground Floor Plan



First Floor Plan



Second Floor Plan

Indicative House Plan- 2 1/2 storey House- Plot 1

The layout demonstrates that it is possible to develop the land with four houses served by a private drive which will have appropriate amenity- parking spaces and private garden areas.

The houses must be designed to suit specific site requirements, and indicative layouts of each plot showing window orientation to indicate how this might be achieved are included. All of the houses will be specifically designed to suit site constraints, with principal windows facing the front and one side.

5. Scale

2 ½ storey development is appropriate for the site which is located within and on the edge of a residential area.

6.Landscaping

It is proposed that the southern boundary will be defined by a 1.8m high brickwork wall facing onto Lund Lane . The private north and western garden boundaries will be defined with timber fencing to a similar height. The Eastern boundary will remain open, and the shared driveway will include a small palette of materials to define private and shared space, this will include garden walls. Each dwelling will have an area of green space fronting the driveway giving scope for individual planting. Each of the proposed dwellings will have level private garden space in excess of the requirements defined by the UDP.

7. Appearance

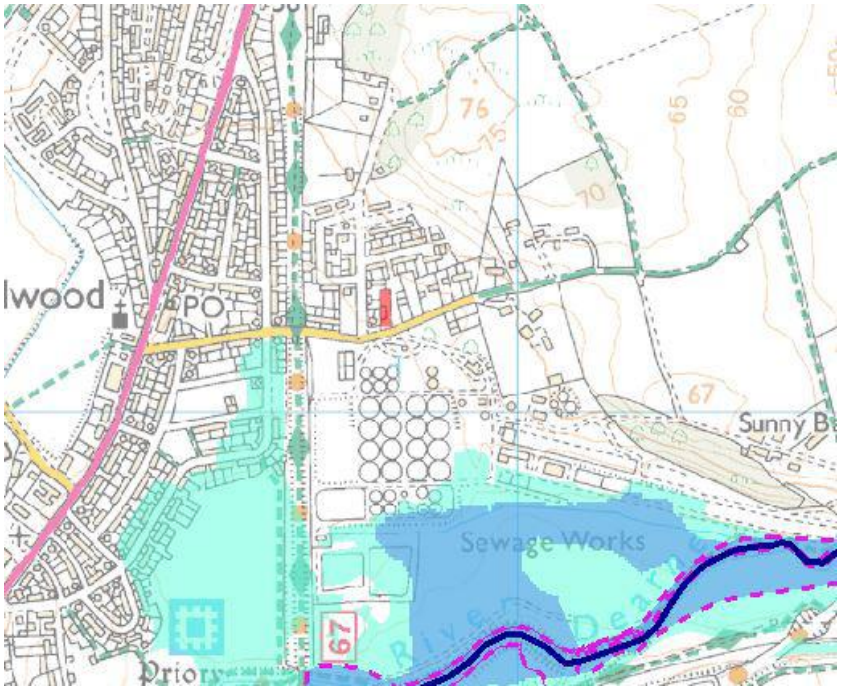
Although appearance is not a consideration of the Outline Application, it is proposed that the houses will be of traditional design constructed of brickwork with pitched tiled roofs which will sit well with the general character of the area.

8. Access

Access to the development is provided by a private shared drive. This will include a widened point of access onto Lund Lane to allow vehicles to pass, an area close to the road designated and paved for bin assembly, and a turning space within the site.

9. Sustainability

The Brownfield site is within an established residential area, is easily accessible and well connected by public transport, it has benefit of local services and community facilities. The location also has easy access to open space and is located close to the Green Belt surrounding Barnsley. The site is not classed as being at risk of flooding.

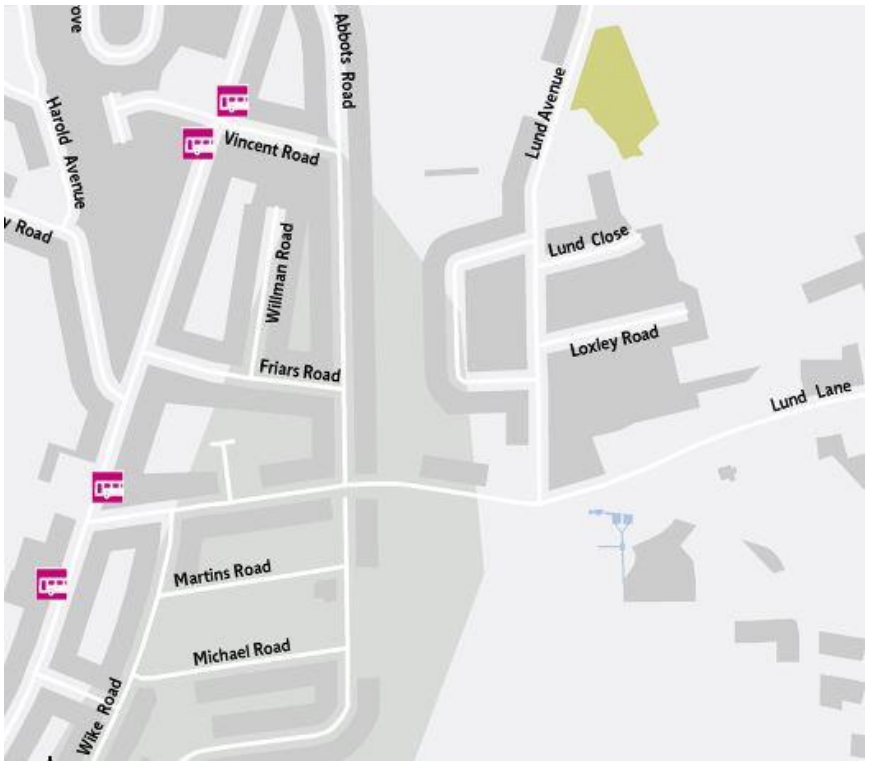


Environment Agency Flood map

Previous problems associated with the Lund Lane Waste Water Treatment Plant have been largely resolved with £8.3M improvements to settlement tanks and new controls, and it is now proposed that turf will be grown as a product of the process. Previous Reports prepared for a Planning Aplication on the adjacent site have provided evidence that the local wind direction directs the odours from the plant in the direction of the site on only 12-13 days each year, which would have to coincide with fugitive emissions to create a nuisance, and that the investment made by Yorkshire Water has reduced the number of complaints about odours to virtually nil. Yorkshire Water have stated their aim is 'to meet Part III of the Code of Practice on Odour Nuisance from Sewage Treatment Works and to protect existing and future occupiers of neighbouring land and premises from odour.'

10. Transport links

Lund lane is accessed off Pontefract Road, which links with the A635 West to access the M1 motorway both North and South, and East towards Doncaster The site also has access to a comprehensive public transport network, buses serving Pontefract and into Barnsley town centre and the wider area all stop close by the site on Pontefract Road.



Bus and road links

11. Inclusivity

The site is accessed from a relatively level lane, and is itself at a gentle gradient. Consequently, it is suitable for a residential development which requires good level access to create an inclusive environment.

12. Photographs



Metal gates across the site frontage



Cabins and demolition rubble from the previous Commercial use



The site is overlooked from the West, which must be addressed by the detail design of the houses



Adequate separation for overlooking from the North



Adjacent development to the East



Looking South out of the site

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