

Planning , Design and Access Statement

Proposed development of 6 dwellings on land off Wath Road, Bolton upon Dearne



September 2016

Project ref EC06– Wath Rd –Bolton upon Dearne

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Introduction

This statement is prepared in support of an application for full planning permission for 6 dwellings, on a vacant brownfield site off Wath Road, Bolton upon Dearne, Barnsley.

This statement should be read in conjunction with the submitted plans.

The site is located within the village of Bolton upon Dearne which is within the Metropolitan Borough of Barnsley, and is situated only 8 miles South East of Barnsley town centre, 10 miles West of Doncaster and 8 miles North of Rotherham. It has easy access to the local road network, along with easy access to public transport services provided to the area. Due to the site's position within the village, it is only a short distance from both Bolton upon Dearne and Wath centres.

The proposal for the site is to construct a total of 6 dwellings, 3 being detached with integral garage space, 1 being detached with an external garage and 2 being semi-detached.

The site is currently vacant having formerly been a house and transport yard. Therefore the site previously had a number of related buildings and had large areas of hard surfaces, of mainly concrete and tarmac covering. The topography of the site is of a slight slope from Wath Road in a southerly direction.

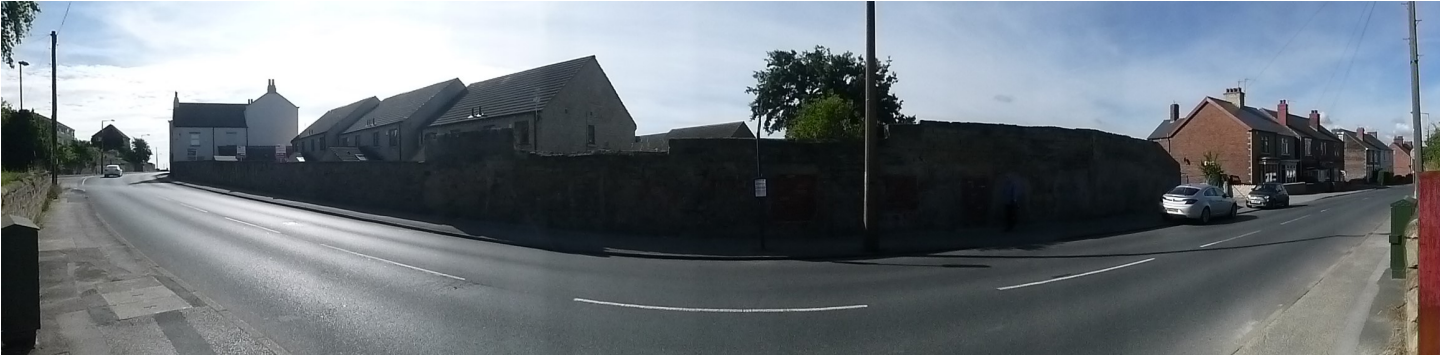


Location of the Proposed Development



Photograph of the site as existing

Site and Surroundings



Panoramic photograph of Site taken from East to West along Wath Road, showing the sites existing high perimeter wall which is in relatively poor condition



(West of site) Photograph of Victorian/Edwardian Brick and Art.Stone Clad Properties facing Wath Road.



Above Photograph show a dwelling constructed from around 1980's onwards. Of brick construction. The property located directly to the North of the proposed site on the opposite side of Wath Road.

The Architectural Form /styles and periods of Wath Road is rather varied, as with many villages in the area. Ranging from the traditional to the modern., and having a mix of traditional and modern adjacent to one another, so creating the cohesive street scene of today.

The properties along Wath road have been constructed the different periods through time, be it pre 18th Century church and traditional stone buildings, towards the Easternly end, late Victorian/Edwardian properties constructed to provided housing for general workers. Local Authority developments of the 1950's and 60's to the far Westerly section of the road. All of the previous larger developments have had more recent smaller developments constructed adjacent all of which had added to the architectural nature of the street. As a result there have been streets formed at the side properties to create access to modern developments /estates behind.



Above (East of site) Photograph shows the rear elevations to recently constructed semi detached dwellings as seen from Wath Road. These properties are constructed of Art.stone.

Photograph to the Right : Shows the relatively recent development constructed directly adjacent the proposed site (East). These dwellings on Grange Farm Court, are constructed of Art. Stone, with concrete roof tiles and brown UPVC windows. The semi detached dwellings to the right of the photograph have their rear elevations facing directly onto Wath Road. To the east side of the proposed site.



Photograph to the left : Shows the front elevations of the properties on Kendal Drive, an assumed speculative estate constructed in around 1980's to 90's. These dwellings are to the south of our proposed site, and due to the sloping nature of the site are at a lower elevation to our proposed scheme.

Proposal

The proposed building layout has been carefully considered to reflect the specific requirements and activities of the existing close area.

Density and massing of proposed development is similar and closely reflects the surrounding built environment

Level access is to be provided via a private driveway, with each property having dedicated parking facilities, these being either internal garage space, external garage space or via a driveway. Or a combination of the above. The two existing mature trees will be retained and will greatly assist in the overall appearance of the development.

The existing high stone perimeter wall is in relatively poor repair, therefore we propose to remove the existing and construct a lower 2.1meter high Art.Stone wall. This wall will reflect the materials used in the new development and also the adjoining properties.

Following consideration the dwellings will be constructed using art.stone, we feel that this will reflect and enhance the existing in the immediate area. Reflecting the art stone clad Victorian/ Edwardian property next door along with the art.stone properties constructed on High farm court. Thus creating a link between the two and enhancing the overall existing street scene.

The single detached dwelling to the East of the site has been set back from the existing building line of the adjacent properties in order to provide a more open and friendly appearance to the development, when travelling along Wath Road, So reducing the feel of enclosure due to the confines of the site.



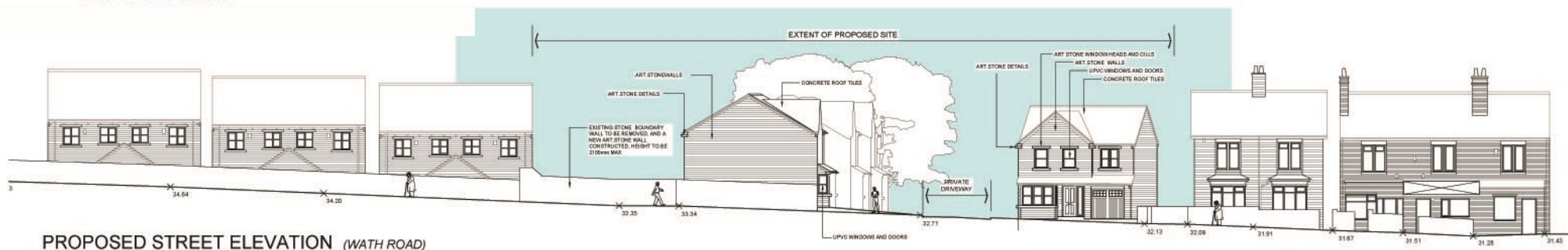


FRONT ELEVATION

An example of the front elevation of the detached dwelling proposed for the Wath Road site. Additional details have been added to complement to existing surrounding dwellings. Art.stone heads and cills have been included to reflect those used on the Grange Farm Court and also those on the adjacent late Victorian/Edwardian properties.

Materials have been carefully selected to complement those already present on the street scene of Wath Road.

Access to the development will be by the way of a private driveway, with an approximate of maximum of 12no. Additional vehicles needing to access Wath Road. Very little impact to local traffic will be generated by our proposal. All the proposed properties will have more than ample off street parking provision, whether is be an allocate parking space/driveway/internal or external garage space. Access to the development and individual dwellings will be to the requirements of the current DDA legislation. Landscaping of the development will be carefully considered to reflect the local environment, and enhance the development and existing trees.



PROPOSED STREET ELEVATION (WATH ROAD)



Photograph to the left and Elevation drawing to the right are of our proposed semi detached dwellings proposed for this development. (photograph shows a semi detached dwellings of this type recently constructed by Eton Homes nearby at Cadman Street, Wath upon Dearne. This dwelling has been designed to take into account the type and proportions of the proposed detached and also those of the surrounding properties, so generating a cohesive development as a whole, that will enhance the existing street scene.



FRONT ELEVATION

Local Amenities



Above : Church of St Andrews., on High Street.
Which leads to Wath Rd.



Above : Hardware –DIY store at Junction of Angel Street and High Street.

Despite the relatively small size of Bolton upon Dearne their are a number of local amenities available to local residents, these include : Primary Schools, the nearest to the proposed development being Lacewood Primary School located on Station Road. A number of supermarkets/convenience store stores, these being the co-op on Carr Head lane and the Tesco's on Furlong Road. All of which are with in a 10min walk from the proposed development. There are sports facilities for Rugby and Football and other field sports at the Ings Lane Sports and Social Club. And on the green space/recreation ground off Wath Road

Further afield but still within the village is the Police station, Post office and also 3no. Allotments. In the vicinity

The photo below shows the Angel Hotel / Public House which is at the Junction of High Street and Angel Road and is opposite the Hardware/DIY shop and St Andrews Church all are with a 2mins walk from the proposed development



Photo above shows the hair dresses shop that is approximately 30-50 meters from the proposal



Photo of Ings Lane, Sports and Social Club—Bolton upon Dearne

Transportation Links

Car/Vehicle Access

The site easily accessible from both local and national road networks. Especially with its close proximity to the Dearne Valley Bypass and thus access to the national motorway is achieved if necessary for travel further a field.

By Foot/Cycles

The Site is currently easily accessible on foot and by cycle as the site situated close to the village centre and is also close surrounding domestic estates.

Public Transportation

Railway

The Closest railway station is within the village of Bolton Upon Dearne and half a mile from the proposed development, it can be accessed by a 10min walk heading east from the site along Wath Road/High street turning left onto angel street and turn right onto Lowfield Road. Alternatively it would be a 2min car/cycle ride.

From Bolton upon Dearne railway station access to the national rail network is available. But direct train services are available to Sheffield, Leeds, Wakefield Westgate and York on a regular basis.

Bus

The site is easily accessed via bus from either Barnsley or Rotherham. The closest stops being directly adjacent to the site on Wath Road, for service in both directions.

Bolton upon dearne is serviced regularly by Stagecoach and First from Rotherham and Barnsley the site is currently within easy walking distance (1 to 4mins) of their routes
216,217,218,226, 647,664 & 665



Photo above : Bolton upon Dearne Railway Station.

Photo's below : Bus stops adjacent to proposed development site





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