Design and Access Statement

St Helen's Avenue, Barnsley

1. 0 Introduction

This design and access statement has been prepared by Barratt Homes Yorkshire West in relation to the proposed residential development at St Helen's Avenue, Barnsley for a full planning application to part amend the approved layout with the substitution of house types.

The approved planning layout, drawing reference SPL41/01 Revision C, forms part of a previous full planning approval dated 18 April 2007 (LPA reference 2006/1986). A further planning application was approved on 20 June 2008 (LPA Ref: 2008/0723) which substituted 18 apartments and 8 townhouses (Drawing Ref: SPL41/01 Rev J).

This full planning application specifically relates to the reconfiguration of two areas of the site. Currently the approval in these areas amounts to 34 dwellings and this proposal amounts to 34 dwellings. Therefore, in overall terms, there is no net increase or reduction in the number of units provided on the site. Those areas outside of the application site shall remain as previously approved on Drawing Ref SPL41/01 Rev J.

This statement should be considered and read in conjunction with the accompanying documents, particularly the following drawings:

Drawing Number	Title
	Site Location Plan
SPL41/01 Rev L	Planning and Landscape Layout
2006/PAL/04	Palmerston Plans and Elevations
2006/ALD/02	Alderney Plans and Elevations
2006/FES/01	Feskdale Plans and Elevations
2006/ENN/01	Ennerdale Plans and Elevations
2205/BUK/01	Buckingham Plans and Elevations
2006/ARG/01	Argyll Plans and Elevations, Plot 30
2006/ARG/01	Argyll Plans and Elevations, Plot 26
2205/APP/21	Appleby Plans and Elevations, Semi-detached
2205/APP/20	Appleby Plans and Elevations, 4 Block
2006/MAI/20	Maidstone Plans and Elevations, Semi-detached
2006/RIC/10	Richmond Plans and Elevations, 5 Terrace
2006/RIC/11	Richmond Plans and Elevations, 3 Terrace

2006/WOO/01 Woodcote Plans and Elevations

The purpose of this statement is to examine the character and structure of the development in accordance with the requirements of a Design and Access Statement, defined within DCLG Circular 01/2006 – Guidance and Change to the Development Control System.

2.0 The Site and Surroundings

The site lies within Monk Bretton, which is within Barnsley Metropolitan District, and is within the main urban area of Barnsley to the north-east between Barnsley Town Centre and Royston.

The site, which is defined as part of the previous planning applications 2006/1986 and 2008/0723, which this application seeks to reconfigure, was previously developed for residential purposes; however, these dwellings have since been demolished and the land was left redundant. Barratt Developments have since started construction on the site.

The site as specified within this application relates to only c0.20 hectares of the 1.7hectare site that formed part of the original approval. The site, the subject of this application, lies roughly within the centre of the site that formed part of the original approval.

3.0 The Proposal

In light of recent economic changes, various units have been substituted for alternative house types which are considered to be more suitable and deliverable in the current market. The aim is to give us a greater variety of units and sizes which will meet the needs of a greater number of customers and price ranges.

For ease of reference, the changes in housetypes are set out below. Ennerdale, Richmond and Feskdales have been introduced into these areas that were not included in the scheme previously.

Approved Layout (Ref: SPL41/01 Rev J)

House Type	Number	ft.sq
Maidstone	16	832
Palmeston	1	767
Palgrave	1	960
Buckingham	4	1060
Windermere	7	1159
Alderney	6	1209
Kentmere	6	1068
Keswick	4	1155
Woodcote	20	1190
Falkirks	6	565
Argyll	1	653
Total	*73*	

Proposed Layout (RefL SPL/01 Rev L)

House Type	Number	ft.sq
Maidstone	11	832
Ennerdale	3	897
Richmond	8	720
Palmerston	2	767
Buckingham	4	1060
Windermere	6	1159
Alderney	8	1209
Kentmere	2	1068
Appleby	6	1091
Feskdale	1	1110
Woodcote	14	1190
Falkirks	6	565
Argyll	2	653
Total	*73*	

Details of Proposed Modifications to Layout

Area 1 (as identified on plan attached at Appendix 1).

- Repositioning of Plot 26;
- Plots 27, 28 and 29 on approved plan changed from 2 Woodcotes and 1 Maidstones to a terrace containing 3 Richmonds.
- Plots 29, 30 and 31 on approved plan changed from a terrace of 3 Maidstones to 1 Argyll and a pair of semi-detached Woodcotes.
- Reconfiguration of parking and garden areas to these substituted areas.

Area 2

- Removal of Keswick and Kentmere row of 4 units fronting onto St Helens Avenue and replacement with a pair of semi-detached Woodcotes and a pair of Maidstones.
- Removal of a row of Woodcotes at Plots 46 – 49 and replacement with 3 detached properties;
- Inclusion of 2no Ennerdales as a replacement for 2no Woodcotes;
- Relocation of parking provisions and gardens of substituted units.

Area 3

- Repositioning of garden boundaries of Plots 61, 62 and 63 on the approved layout but dwelling location and house type remain the same.
- Plots 73 – 83 remain unchanged.
- Plots 54 – 58 on the approved plan haven been substituted from 1no Buckingham and a row of 4no Keswick and Kentmeres to a Buckingham and 4no Applebys.
- Substitution of Plots 78 and 79 from 2no Maidstones to 2no Applebys.

4.0 Conclusions

In conclusion, it is maintained that the design approach provides an acceptable design solution to the development of the site. The substitution of house types is a reflection of the current market conditions but does not have an adverse impact on the overall coherence of the development and retains suitable variety and interest in design terms.

It is maintained that the Design and Access Statement accords with the requirements identified within Circular 1/2006 and, on the basis of the assessment, a grant of full planning permission is justified, with an appropriate design approach having been taken in the formulation of the development scheme.