

DESIGN AND ACCESS STATEMENT IN RESPECT OF

ERECTION OF NEW DWELLING (plot 1), NOW PROPOSED TO BE REPLACED BY 2 DWELLINGS (plots 1a and b) TOGETHER WITH THE ERECTION OF A NEW DWELLING (plot 2) LAND AT EAST GAWBER FARM, WAKEFIELD ROAD, BARNSELY

This document is a copy of a Design and Access Statement submitted to the local authority as part of approval reference 2010/1368 approved on the 13th January 2011

The document has been amended to include the statements highlighted in yellow, specifically to support this current application for a variation of a condition to the above original approval, for an additional dwelling.

Prior to the submission of this application discussions have taken place with the planning department to ascertain generally that the proposed variation should be acceptable, considering the approvals that currently exist for the site.

DESIGN

USE

The original Reserved Matters permission was for a mixed use development, the primary element of which was an equestrian centre consisting of an indoor and outdoor arena, stable block and associated car park. In addition there was an element of residential development. It is now proposed to vary the details of the residential element to substitute the single dwelling originally proposed for plot 1 for a pair of smaller detached dwellings. The dwelling originally proposed for plot 2 remains unchanged and was implemented as part of the original approval, with the introduction of drainage works inspected by building control.

AMOUNT

2 new detached dwellings now referred to as Plots 1a and 1b each of 4 bed accommodation. The original plot 2 remains unchanged.

LAYOUT

The layout of the proposal responds to the existing residential settlement known as East Gawber Farm. Both plot 1a and b and plot 2 are located between the long established dwellings within the existing settlement.

Access to the dwellings will be directly off the existing driveway network.

SCALE

The proposed dwellings will be two storey and will therefore relate to the scale of the existing dwellings within the settlement .

LANDSCAPING

The site and its immediate surroundings have been the subject of general remediation and site clearance works over the past few years. And were the subject of an earlier planning approval for re-grading and general landscaping works. It is the intention of the applicant to introduce a comprehensive landscape scheme as part of this development. The dwellings themselves will have private garden areas landscaped to the occupants preferences but the landscaped areas generally to the south and southwest of the new dwellings will be designed to integrate with the landscape scheme proposed for the equestrian development as a whole.

APPEARANCE

The external materials to be used on the dwellings will be either re-claimed brick with stone detailing or stone generally. Roofs will be a slate finish.

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TOGETHER WITH THE ERECTION OF A NEW DWELLING (plot 2)

LAND AT EAST GAWBER FARM, WAKEFIELD ROAD, BARNSELY

ACCESS

Access to the development will be via an improved existing access drive from the A61, Wakefield Road. The access drive will be suitably sealed and drained and will serve the new dwellings as well as the new car park area located alongside the arena. It is envisaged that most visitors to the site will arrive by private vehicles, however public transport in the form of a comprehensive bus service frequently passes the entrance to the site along Wakefield Road.

There will be adequate turning facilities within the site for both cars and service vehicles. 'Part M' compliant access ramps/routes will be made available to the dwellings. Emergency service vehicles will also be able to adequately service the site. Security/safety lighting will be installed along the access drive, the parking area and generally to all pedestrian circulation routes.

ADJACENT COMMERCIAL PREMISES

The planning authority have requested a statement describing the activities taking place in the adjacent commercial premises and the likelihood of any generation of noise disturbance.

There are two premises that are broadly adjacent the site to the north.

One of these is a sales area for prefabricated garages and garden buildings. There is no production facility only a show yard and there is no perceptible noise disturbance from these premises.

A second premises which was originally a joinery workshop also exists but the use now appears to have ceased and no significant noise is generated from the premises.

IS Maintenance (suppliers and manufacturers of machinery for the glass container industry) are the third premises but these are actually located beyond the existing cottages known as 32 and 33 East Gawber Farm, to the northwest of the site.

Again, in our opinion, there are no significant noise levels generated from these premises.