

DESIGN AND ACCESS STATEMENT
REF 01/05/DAS01
July 2014

PROPOSED DWELLING,
LAND AT 2 PRINCE ARTHUR STREET, BARNSELEY, S75-2AR

1.0 Introduction

- 1.1 This Planning design and access statement has been prepared by NYP Architectural Services on behalf of Mr S Senior in support of the planning application for the proposed dwelling at 2 Prince Arthur Street, Barnsley
- 1.2 This statement has been divided into a number of sections starting with a site description and overview of surrounding area.
- 1.3 A description of the proposed scheme will then be presented within the design and access section of this statement.

2.0 Site Description

- 2.1 The site is located at the bottom end of Prince Arthur Street, Victoria crescent west runs parallel to the side elevation of the site. The site area is approx 270M2.
- 2.2 Access to the site is available from Prince Arthur Street by foot by an existing gated entry, cars are parked to the rear of the property via a small access road off Victoria Crescent West which serves the rears of the properties on Prince Arthur Street, Victoria Crescent West and Hope Street.
- 2.3 The existing dwelling is 3 bed semi detached property with brickwork walls and concrete tiled roof built in the mid 1970's. A large detached concrete panel garage is located to the North side of the house.
A mixture of fences and walls surround the property approx 1.2m high.
The site has a gentle cross fall matching the gradient of Victoria Crescent West.
- 2.4 The surrounding area is predominantly private terrace houses.

3.0 Design Statement

- 3.1 The proposed development is for the erection a single dwelling attached to the existing house as shown on drawing ref no 01/05/SK02 and removal of the garage. The new 2 storey house approx 30m² / storey = total 60m² gross floor area. Will be a compact design, ground floor will consist of kitchen , wc, dining and sitting room. First floor will provide 2 no Bedrooms and a bathroom.

The materials of the new house will match the existing property.

Type of development

- 3.2 The scheme is in accordance with the following Planning Policy Guidance:-

SP Design of new housing development (Adopted March 2012).
South Yorkshire Residential guide Internal Space standards .
PPS1 – Delivering Sustainable Development.
PPS3 – Housing
PPG13 – Transport
Barnsley UDP – Site allocated as Housing Policy Area.
SPG3 – Infill Residential Development
PAN30 – Sustainable Location of Housing

- 3.3 The proposal will comply with current building regulations.

Amount of development.

- 3.4 The proposed development sits within a small area of land. Dividing the site as indicated on drawing 01/05/SK02. The proposed development is not detrimental to the existing property as parking , bin storage and access is unaffected.

Layout of the development

- 3.5 The internal layout ensures that the window openings are used to gain the best use of available light and do not overlook or over shadow any neighbouring properties.

Access

- 3.6 Access to the new dwelling will be primarily from Victoria Crescent West although a access gate could be provided on Prince Arthur Street if desired.

Scale of the Development

- 3.7 The scale of the development is thought to be appropriate for the site and surrounding area as the area is predominantly terrace type houses. Pre-application advice from BMBC planning dept had concerns that the proposed new gable would be close to the back edge of the footpath on Victoria crescent west, the new gable has been set back to match the existing terrace houses approx 3.7m tapering down to 3m to maintain the existing building line. The gable could be softened further by allowing the existing planting to grow higher
Windows have been added to this gable elevation to break up the elevation.

Provision of Landscaping

- 3.8 The existing landscaping will provide screening to the proposed development. The front, rear and side garden areas will provide 70m² of amenity space.

Appearance of the development

- 3.9 The materials used in the construction of the development will be high quality including brickwork, stonework, roof tiles, upvc doors/windows/screens and rwp goods etc. All to be agreed with the local authority planning department.

4.0 ACCESS STATEMENT

Introduction

- 4.1 This statement will briefly outline the approach that has been used in relation to access.
- 4.2 The proposal will comply with the building regulations with regards to internal design of the building which will incorporate access by users (Part M of the Building Regulations).

Accessibility of the Site

- 4.3 The existing vehicular access into the site from Victoria Crescent will be used for the new development, this access will be improved to provide 1no parking spaces for the new house. The existing boundary wall will also be removed to the existing house to enable 2no parking spaces to be provided.
- 4.4 The new access drive will provided sufficient space for safe manoeuvring of vehicles in to and out of the site in a forward direction on to Victoria Crescent west.
- 4.5 The site is within walking distance to Barnsley town centre with access to bus and train station , shopping facilities and amenities, journey by car could be significantly reduced.

5.0 CONCLUSION

It is our opinion that the proposal is in accordance with Barnsley M.B.C's Planning Policies therefore the Local Authority should support this application.