

The Greg Cross Partnership

Architectural Design and Planning Consultancy

DESIGN AND ACCESS STATEMENT

21/03/14

SITE: KETTON WALK, BARNSELY .

PROPOSAL: NEW DEVELOPMENT OF ONE BLOCK OF TWO FLATS .

CONTEXT

THE SITE IS SITUATED IN A PREDOMINANTLY RESIDENTIAL AREA . THERE ARE SEVERAL TYPES OF MATERIAL USED IN THE CONSTRUCTION OF THE DWELLINGS ADJACENT TO THE SITE. BRICK, CONCRETE AND CLADDING ARE ALL USED NEAR TO THE PROPOSED SITE.

THE SITE

OVER THE PAST YEARS THIS PIECE OF LAND HAS BEEN NEGLECTED AND NOT MAINTAINED IN ANY WAY. IT IS THEREFORE OVERGROWN WITH GRASSES AND BRAMBLES .

THE USE

THE SITE HAS PREVIOUSLY BEEN A DEPOT FOR THE COUNCIL. IT WAS MADE REDUNDANT SOME YEARS AGO AND HAS SINCE STOOD EMPTY AND UNUSED. IT IS PROPOSED TO USE THE SITE FOR A BLOCK OF TWO FLATS WHICH WILL BE PRIVATELY RENTED TO THE OPEN MARKET BUT AIMED AT HOSPITAL EMPLOYEES AS IT IS ADJACENT TO THE HOSPITAL SITE.

LAYOUT

THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED AS ONE BLOCK IN ORDER TO MINIMISE THE IMPACT ON THE ADJACENT PROPERTIES. IT IS SET AT THE LOWER LEVEL TO ALLOW LIGHT. HABITABLE ROOMS IN EACH FLAT FACE AWAY FROM THE ADJACENT BUILDINGS TO AVOID ANY OVER OVERLOOKING OF THE NEIGHBOURING DWELLINGS.

APPEARANCE

TO AVOID OVER LOOKING AND TO MINIMISE THE MASS THE BUILDING HAS BEEN KEPT AS A VERY SIMPLE FORM. THE BRICK FINISH AND PITCHED ROOF IS MORE IN KEEPING THE NEIGHBOURING BRICK SEMI'S AND BUNGALOWS. THE MATERIALS WILL MATCH THE NEIGHBOURING BUILDINGS AND THEREFOR HAVE LESS OF AN IMPACT.

AMOUNT / SCALE

THE PLOT IS APPROXIMATELY SQ., THE DWELLING SITS ON A FOOTPRINT OF SQ. M. THIS GIVES A CONSTRUCTION DENSITY OF AROUND %.

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ACCESS/ PARKING

THE SITE IS PRESENTLY ACCESSED FROM KETTON WALK. IT IS PROPOSED TO UTILISE THIS ACCESS POINT FOR ACCESS TO THE NEW DEVELOPMENT. THE END USER OF THIS TYPE OF ACCOMODATION GENERALLY DO NOT RUN VEHICLES. THE SITE SITS ADJACENT TO A SUBSTANTIAL EMPLOYER AND ON A MAIN BUSS ROUTE INTO BARNSELEY CENTRE. THERE ARE THREE PARKING SPACES PROVIDED WITHIN THE SITE, NO PROPERTIES ON KETTON WALK HAVE OFF STREET PARKING AND THE STREET IS PERMIT HOLDERS ONLY. I BELIEVE DUE TO THE NATURE OF THE DEVELOPMENT AND ITS LOCATION THIS IS ADEQUATE PROVISION FOR VEHICLES.

THE SITE WILL BE CAREFULLY LANDSCAPED TO GIVE DISABLED ACCESS TO THE MAIN DOOR OF THE GROUND FLOOR FLATS. THE STAIRS WILL BE SUITABLE FOR THE AMBIENT DISABLED AND INTERNALLY THE FLATS WILL BE TOTALLY ACCESSIBLE AND USER FRIENDLY TO A DISABLED USER OR VISITOR.

ENERGY

THE BUILDINGS WILL BE DESIGNED TO EXCEED MODERN REGULATIONS IN TERMS OF ENERGY PERFORMANCE. THE BLOCK WILL HAVE SOME SOLAR PANELS ON THE SOUTH FACING ROOF TO AID THE OCCUPANTS WITH THERE ENERGY USEAGE.

CONCLUSION

THE SITE, DUE TO ITS SIZE AND LOCATION LEANT ITSELF TO THE CREATION OF SMALL SELF CONTAINED UNITS. THE PROXIMITY TO THE HOSPITAL WITH ITS DEMAND FOR SMALL RENTABLE UNITS AND THE CURRENT ONGOING DEMAND FOR SMALL ACCOMODATION IN SOCIETY AS A WHOLE. THIS BUILDING WILL BLEND WELL WITH BOTH STREET SCENES DUE TO THE LEVEL CHANGES ON SITE AND THE MATERIALS SELECTED. THERE IS ADEQUATE PROVISION FOR VEHICLES WITHIN THE SITE WITH ONLY PEDESTRIAN ACCESS FROM THE MAIN ROAD.