



# DESIGN & ACCESS STATEMENT

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## Proposed residential development

at:

land to rear of  
32, Queens Road  
Barnsley  
S71 1AR

for:

Whitshaw Builders Ltd

date:

December 2024

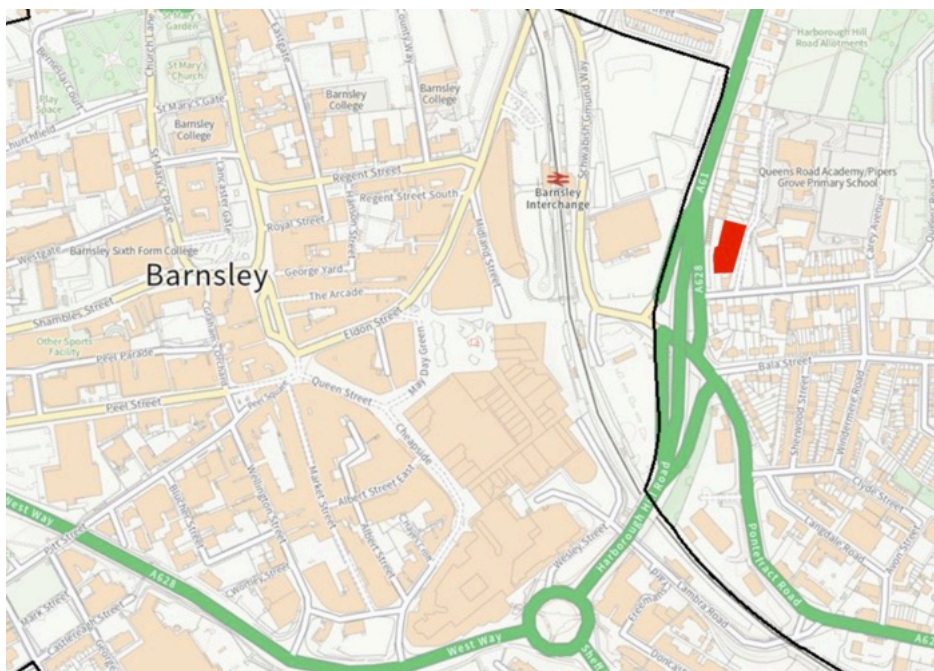
**Introduction**

This Design & Access Statement has been prepared in support of the full planning application to Barnsley MBC, for a small scale residential development on the site shown below.



The site

The site lies just outside the Town Centre boundary, is within walking distance of all amenities and has excellent rail and bus transport links and is therefore in a highly sustainable location, see below;



The site location

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### Existing and proposed use

The site previously housed a number of brick built industrial units (see photograph below). These buildings have since been demolished. In 2012 planning permission was granted for a church & community centre on the site (2012/0747).

Outline planning permission was recently granted on 24 September 2024 for 4 dwellings and associated works (2024/0192).

This proposal is for the construction of 4, two-bedroom bungalows, as shown on the submitted plans.



Previous use

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### Design, Appearance, Layout & Scale

This application is for full planning permission and seeks approval for two pairs of semi-detached, two-bedroom bungalows, with associated parking and amenity space. The site layout is as shown on the "site plan & street scene" drawing. This drawing also demonstrates the street scene appearance and levels/contours of the site.

Exterior walls to be built in Ibstock Ivanhoe Westminster facing brick, roofs surfaced with dark grey flat profile concrete tiles, windows and doors in grey upvc. The materials are in-keeping and appropriate to the surrounding area.

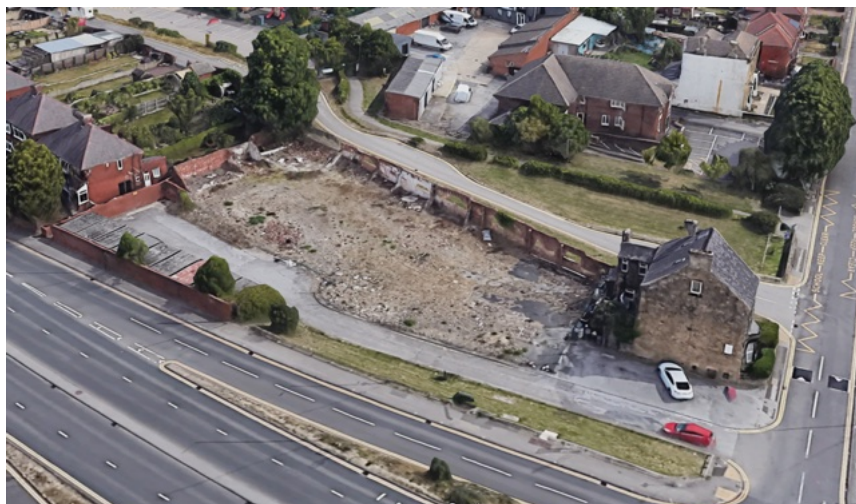
The overall site area is 1103m<sup>2</sup>. Each bungalow provides 71.4m<sup>2</sup> of internal floor area, with two bedrooms, bathroom and open-plan kitchen-dining-living, appropriate storage, loft access and entrance lobby. Each property has a minimum of 105m<sup>2</sup> private rear amenity space (lawn and patio), two off-road private parking spaces and a minimum of 21m<sup>2</sup> front amenity space. The development provides two visitor parking spaces in addition to the private driveways.

The proposals meet with the requirements of the *Department for Communities and Local Government Technical housing standard - nationally described space standards*, for new dwellings.

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### Landscaping and trees

There are no trees within the site, (see image below). There is a mature tree to the north-eastern corner of the site, which is outside of the application site boundary. The proposals are such that there will be no excavations/construction work affecting the root protection area of this tree. Hard and soft landscaping of the site are as indicated on the "site plan & street scene" drawing.



Existing site

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### **Access**

Access to the site is by way of the existing macadam surfaced access road, off Queens Road. The access road also serves 9nr. lock-up garages. Access to the proposed dwellings will be in accordance with Approved Document M of the Building Regulations. Two private parking spaces are provided with each dwelling, with an additional two visitor parking spaces within the overall site. Sufficient space is provided for the turning of an 11m refuse truck/fire appliance.

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### **Summary**

The proposals will regenerate the site to provide a small scale residential development of economical dwellings, and will supplement the local authority housing stock.

ADP Architecture and Design Ltd