Design and Access Statement for Proposed Apartments: 65/67 Pontefract Road, Barnsley

Layout

To be respectful and to prevent loss of any amenities to adjoining property, the design was ultimately considered that 2 blocks of 9x3 storey apartments would balance the capacity of the site and prevent loss of such amenities. The planned layout of the buildings is of a traditional domestic layout and all parts of the building provide a practical and full use.

The apartments will be sited and designed to meet overlooking distances and provide best use of the shape, size and aspect of the site. The layout provides excellent access to public and private areas externally and does not affect any access to adjacent properties, outside the applicant's control.

The actual physical design of the apartments will be done so in a manner to prevent any undue loss of amenity and enjoyment by neighbouring residents. Aspects are to the front and also to the rear which more than meets infill private amenity space guidance.

The design and access of the site provides a safe and secure environment for domestic apartments. The site will be overlooked for security and likewise will provide added security, by overlooking, to the existing properties in the street scene.

Scale

We feel that the site lends itself to self contained apartments. To this end we have prepared a scheme of 2 No. 3 storey blocks of 9 2 bed apartments with communal parking between the blocks.

Both blocks are facing onto Pontefract Road and positioned so as to comply with overlooking standards. The existing garage onto Pontefract Road will be adapted for use for the carparking courtyard. All boundaries onto Pontefract Road, Oakwell Lane and adjacent commercial property, will be landscaped to provide above SYRDG Amenities Standards.

Arriving at this scheme we have had a look around the immediate vicinity for similar schemes such as 40 flats at Langdale Road, 40 flats at Oakwell Vale and apartments at the corner of Doncaster Road and Oakwell Lane, and feel that a similar development on this site would be in keeping with the surrounding area and provide much-needed accommodation close to the town centre.

The site at the moment is being used to sell motorhomes, but because of the depth of the site, it is impractical to display and manoeuvre vehicles within the site. The site is surrounded by residential properties, and any workshop noise ie generators and spraying, causes complaints from residents. Ideally he would like to relocate to an industrial estate, with more room to display and manoeuvre. He has offered the site for similar or alternative uses with no success. As the site is surrounded by residential properties we feel the residential use of the site is appropriate.

Landscaping

The proposal is for the garden area to remain generally as lawn with low level planting, dictatcd by personal taste of the occupant to compliment private designated areas such as patios. The existing gradients on site will be retained and no filling or cutting is intended.

Appearance

The finer aspects of the apartments will be designed to reflect traditional features of the adjoining property. Roof shape and pitch reflects those of adjacent properties. Exact makes of bricks and roof tiles have not been decided at this time due to the economics of what make is available, however final samples will be submitted to the planning authority prior to the commencement of any work.

Access

The site will be accessed, both for vehicular and pedestrian from private drives off Pontefract Road and Oakwell Lane, laid out in block paving. This hard surfacing laid out in block paving will be wheelchair friendly so as to afford access to the site and apartments.

Access into and around the interior of the apartments will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. Local bus services are good and frequent. The local bus service provides transport to Barnsley town centre.

Local roads are in good repair and vehicular access to the site from main roads is very good. The immediate site area is generally flat with good pedestrian access on hard-surfaced pavements. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not compromised in this way.