

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED RESIDENTIAL DEVELOPMENT TO INCLUDE 3 TOWN
HOUSES, REFURBISHMENT OF AN EXISTING DWELLING (involving a
'change of use') AND AN ATTACHED DWELLING. CERTAIN
DEMOLITION WORKS ALSO INVOLVED.
12, WESTFIELD STREET, (and adjacent site), BARNSELEY.**

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established residential area. Predominantly the dwellings in the vicinity are traditional terraced dwellings. The site is surrounded on three sides by existing dwellings. There is a park / playground located beyond the northern boundary.

The site has no special designation and it is not within a conservation area and there are no significant trees or landscape features on the actual site.

Site

The site currently has an existing dwelling which has some rooms within it used for commercial offices associated with the former van hire / garage business. The original house has extensions to the side and rear and there are open fronted garage bays adjacent the existing dwelling. Across from the dwelling is an area of open land which also forms part of the application site.

It is proposed to demolish all extensions to leave only the original dwelling on the site.

Access is directly off Westfield Street, (a cul-de-sac) and is understood to be 'adopted' for a certain length, extending from it's junction with Dodworth Road.

Topographically, the development site is set down at a lower level than the adjacent dwellings and the 'un-made' access road extending across the site frontage.

Typically, adjacent dwellings are terraced houses consistent with traditional housing stock in the vicinity.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it although the removal of the existing redundant workshop / garage will allow a significant improvement in terms of the appearance of the site. An opportunity exists to complete the 'street scene' on the end of Westfield with housing and remove the commercial use, which can only be seen as an improvement in terms of highway safety.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, e.g. local builders, builders merchants and suppliers etc.

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Planning Policies

We consider the proposal complies with national and local planning policies.
The area is designated as a housing policy zone and so the proposed use is appropriate.
Development of existing 'brown field' sites such as this is to be encouraged.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances between the new dwellings and existing houses.
It is considered that the proposal is particularly appropriate in that it is a desired use of an existing brown field site and creates new family type dwellings in a sustainable location.
One of the main benefits of the location of this proposal, is it's proximity to the town centre, which is within easy walking distance. Public transport services are also readily available.

DESIGN

Use

The proposal is to erect a terrace of three town houses, refurbish the existing dwelling, (involving a 'part change of use') and erect a new attached dwelling alongside the refurbished house.
In other words, there will be a total of five dwellings proposed for the site. Each dwelling will have a parking space and private garden area.

Amount

The proposal creates family type dwellings each with three bedrooms.
The overall floor area of each of the town houses will be approx. 1100 sq ft. The refurbished dwelling will be approx. 950 sq ft. The attached dwelling will be approx. 880 sq ft.

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Layout

The proposed town houses will be constructed with the main elevations facing Westfield Street. The other dwellings are positioned with their frontages facing the gable of the town houses. The town houses will be directly opposite the existing row of terraced properties. The separation distances between the new town houses and the existing terraces will not be the full 21m, but will be consistent with the separation distances common to the traditional terraced streets in the locality. Private garden areas will in all cases be located to the rear of each dwelling, affording maximum privacy.

Scale

The surrounding property takes the form of traditional terraced dwellings, in height terms approx 2.5 storeys. The proposed terrace of three town houses, complete with roof void accommodation, is set down at a lower level than the roadway and so there is no conflict in height terms with the relationship with the existing dwellings. The proposal is therefore appropriate to its setting.

Landscaping

There are no landscape features on the site although the proposed dwellings will have their own private garden spaces to the rear. There will be an opportunity to create further soft landscaping areas to the fronts of the properties, to 'soften' the hard landscape features, such as the parking spaces.

Appearance

The external built form will be of good quality facing brick with brick detailing. The roof will be either plain tiles or slate to LPA approval. The whole, harmonising with surrounding properties.

Access

Access to all properties will be directly off the improved roadway to the 'front' of the site. It is also proposed to create a turning space as part of the general improvement to this currently 'un-made' road. It may be considered appropriate to enter into discussions with the highway authority to establish whether it would be of benefit to have the improved roadway adopted. The drives will be surfaced and sealed, with no excessive gradients. Access into the dwellings will be designed to be compliant with the DDA regulations.

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