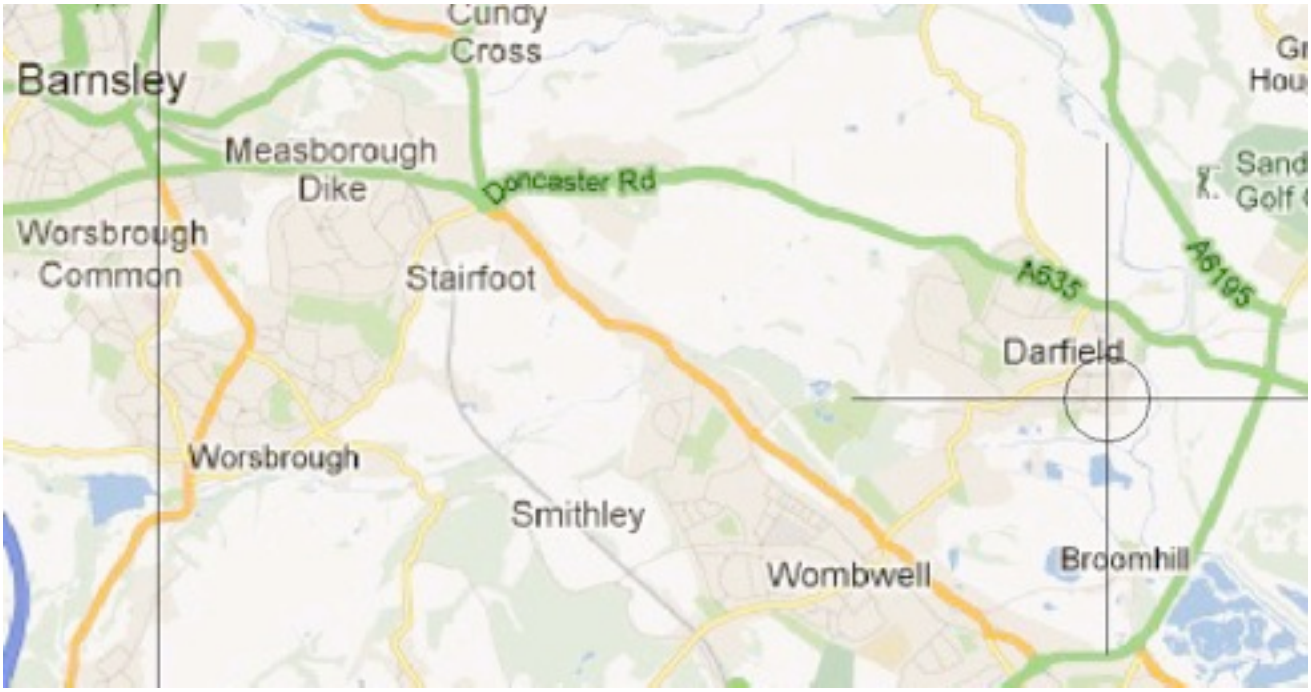
Design and Access Statement
10 Apartments in two blocks at Mary Lane, Darfield

Introduction

This design and access statement relates to a previously approved submission reference 2008/1874.

This statement shows the design process leading to the proposed development and the related external issues.



Darfield to the ESE of Barnsley



The site location

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The Site

The site of the proposed development is in the south east sector of Darfield to the east of Mary Lane. It is presently unoccupied and was previously a repair garage. There are buildings on the site, all without roofs and in a rapidly deteriorating state. The undeveloped areas are covered in weeds and self seeded saplings. St Mary's Road, Mary Lane and the site are all sited on a south sloping hillside. The attached pictures show the site generally.





View of the site looking south down Mary Lane
Looking East into the site from Mary Lane

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The view of the site seen from the south from Springwell Crescent

St. Mary's Road Lane extends from Mary Lane to the north and is mainly occupied by stone built properties built close to the back edge of the footpath. There is also an undeveloped and unkempt area on the east side of the road and north of the site. Mary Lane south from its junction with St Mary's Road to Springwell Crescent and New Road almost opposite the site are occupied by housing of more modern brick built construction with private gardens and boundary fences or walls. Again these are illustrated in the attached photographs.



Looking down Mary Lane south past the site

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Looking north up Mary Lane past the site



Looking north up Mary Lane with the site concealed on the right

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Housing on Springwell Crescent



Stone housing north of the site on St Mary's Road

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General

The site immediately to the north an at a slightly higher level is a garage and repair business housed in a variety of industrial buildings and contained within screen walls and trees/hedging.

To the south is an area of undeveloped and uncared for land separating the site from housing on Springfield Close all at a much lower level and some of which back onto Mary Lane.

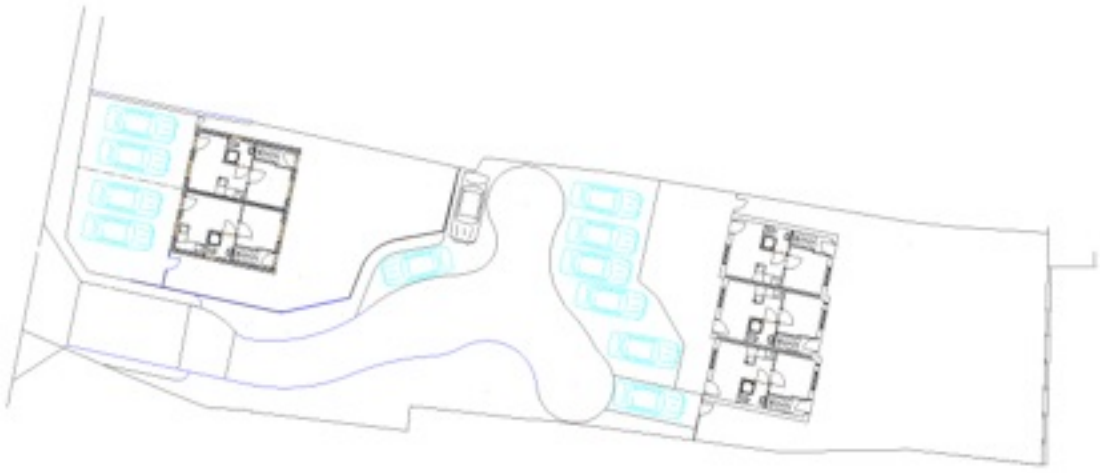
The proposed use is residential and within a residential policy area.

The Council's Planning Policy Statement 3: Housing makes clear the intent to re-use land which has previously been developed. This derelict repair site clearly meets this criteria.

Access and Movement

Pedestrian access to the properties at the front and rear of the site is achieved directly from Mary Lane with access for those with disabilities being aided by the use of low profile kerbs and ramped entrances,

Internally the layouts have been designed and adjusted to meet the requirements of the



Disability Discrimination Act and the Building Regulations in terms of the provision and location of facilities and internal dimensions.

Access by private vehicle is aided by the provision of a generous visibility splay and with readily visible car parking area in the centre of the site. The car parking spaces provided on the basis of 1 space per dwelling and 2 additional spaces for visitors together with space for turning, access and deliveries.





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Planning Policy Statement 1 requires that growth should be planned to reduce the need to travel by private car and make the fullest us of public transport. This site is both on a bus route with travel times to Barnsley Centre of under 22 minutes and with other services offering travel to Rotherham, Doncaster Swinton , Mexborough and Sheffield together with the many smaller communities locally. It is also close to local shopping and facilities on Snape Hill Road, Church Road and Garden Street.

The Amount of Development

CSP14: *Housing mix and efficient use of land* sets a target of 55-60% of new homes being built on previously developed land. Also requiring a minimum density of 40 dwellings per hectare. This development achieves a density of 100 dwellings per hectare vastly exceeding the requirement yet still maintaining space for a small amount of landscaping.

Design Statement

The properties are intended to be built of a red brick in keeping with other local housing to the south of the site. These properties seem to have more relevance to the proposal than the stone built properties on St Mary's Road in being much closer and therefore more visually attached. Some horizontal brick banding has been introduced and frontage canopies as part of the perceived need to reduce the visual scale.

The housing has been laid out parallel to Mary Lane to retain the enclosure type visible to the north but somewhat missing to the south where housing has been designed to face streets leading off at right angles thereby losing the visual pattern.



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Housing generally in the area is limited to two storeys and this has been a controlling feature of the design

The proposal has considered the outlook and effect of siting on surrounding properties and has been designed to give a traditional face to Mary Lane whilst maintaining distances in order to preserve privacy to existing and proposed properties. The elevation of the site above Springfield Close is such that views of the countryside over the houses there are possible but would ignore privacy for the occupants lower down the slope.

Car parking is shown and intended to provide capacity in line with current requirements for the proposed apartments but landscaping is indicative only. Detailed proposals for the landscaping have been reserved for approval of reserved matters.

In preparing the design we believe that we have considered all those considerations which need to be pondered and have produced a design which meets the criteria i.e that of a design which meets the density requirements, improves the housing mix in the immediate location, is located and has been designed with sustainability in mind and makes a valuable contribution to the area.