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Design & access statement for proposed re construction of block of 12  
apartments on West Street, Royston, Barnsley.

## 1.0 Physical context

### 1.1 Surrounding:

The site is located on West Street Royston & lies approx 4 mile North East of Barnsley town centre. The neighbourhood generally consists of terraced & semi detached residential properties being of a mixed type.

Schools, recreational facilities & other local services are all within easy walking distance of the property. The property is not located in a conservation area. The property affords good transport links as it is close to a bus stop route to Barnsley town centre.

### 1.2 Site:

The host property was a commercial garage & yard used for the storage of vehicles. A new block of apartments will be built with access to the front from West street. The site lies in a Housing Policy Area.

There are no natural features such as trees & hedges on the site. The site is flat and free of gradients.

## 2.0 Social Context:

The property development is for the building of a block of apartments. The ground floor apartments are aimed at providing affordable accommodation. Two of the proposed affordable accommodation apartments will be fully equipped with disabled facilities and the other two will be marketed without parking facilities as a price that reflects this. There are no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services. The location of the apartments being close to the shops and man bus routes through Royston means they are ideal for persons without means of private transportation.

### 3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development. Also providing affordable accommodation and disabled facilities.

### 4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policy supplementary planning guidance 3 for infill residential development. We have also consulted with the local authority as to the best alternative for the development of this site.

### 5.0 Involvement of community members:

The scheme has no implications for general community; however some of the adjoining owners have been consulted along with the local authority.

### 6.0 Evaluation:

The adjoining owners have no concerns about the proposed development. Indeed a similar proposal for 6 apartments on half of this site has been previously approved.

### 7.0 Design principles:

#### 7.1 Use:

The proposed development is justified particularly as it brings an existing commercial site which has fallen into dereliction, into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the host property & the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a block of apartments. The access to the house is through a new front doors. Off road parking is to be provided to the front of the property. New grey aluminium windows are proposed throughout which are to be sympathetic with the surrounds

#### 7.2 Layout:

The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles. The mail box will be to the front entrance & utilities located to the side of the properties.

#### 7.3 Scale:

The proposed development is to scale with the surrounding properties.

#### Landscaping:

New landscaping will be supplied to the property in the form of rear gardens & raised planted areas to the front. Permeable surfaced hard standing will be provided for the parking spaces.

#### 7.4 Appearance:

The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments.

#### 7.5 Access:

It is possible to achieve a disabled access to the property.