Design and Access Statement

For

4 No Townhouses
Land off Elizabeth Street, Grimethorpe

These statements are prepared with reference to the relevant local authority guidance and information, in order to comply with the revised requirements of the General Development Procedure Order and the Town and Country Planning (Applications) Regulations 1988.

The Design

Introduction / Planning History

This site has full planning approval (2007/0202) for 5no apartments, with associated parking. This application is to revise the existing permission to form 4no townhouses, with revised parking and garden layouts. The block position and footprint is to remain the same as was originally approved, as is the main access and driveway.

The Sites Surroundings – Spaces, landscaping and movement routes

The site is located on Elizabeth Street, Grimethorpe. The site is located between residential properties facing Elizabeth Street to the North, a new Nursing Home to the East and open public space to the rear/South of the site.

The areas to the rear of the site are occupied by some trees, within the grounds of the nursing home and also to the public open space, along with a large tree within the site boundary, which has a TPO.

Character of surrounding buildings

The existing surrounding buildings are predominantly brick and render in appearance. The nursing home to the East is new modern styled building in facing brickwork.

Social Aspects – How local people will be affected

The proposed development will have minimal impact on local people. The development will ensure that an otherwise undeveloped, untidy and overgrown site will be put to good use and will be maintained for the foreseeable future.

Economic Aspects – the contribution the dev will make to local economy

The development, although small, will provide additional reasonably priced housing, in an area where demand is relatively high.

Involvement of the community – neighbours, councillors, local community groups – planning and building regs consultations.

Due to the developments small scale it is not practical to consult with councillors and neighbours, etc at this stage, however we appreciate that this has been done as part of the previous planning application and will be done as a part of this planning application process. The applicant will be happy to discuss the proposals with any neighbours or councillors should the need arise at that time.

Detailed discussions have taken place prior to the previous approval. Also discussions have been held with Matthew Smith (Planning Officer). The outcome of these discussions has culminated in the scheme submitted.

The scheme will be carefully designed so as to comply with the current building regulations.

Evaluation of the information collected.

All information collected and obtained as part of and during the design process will be considered and incorporated into the scheme where possible.

Identifying opportunities, constraints and design principles.

The principles of space about dwellings have been considered, particularly with regard to over looking and privacy, both for the new properties but also the loss of privacy for the existing adjacent dwellings and nursing home.

The levels and roof height has also been carefully considered, comparing the heights and levels of the adjacent properties. The roof lines on the proposed block is lower than that previously approved.

Scheme Design – Description of submitted scheme and the justification.

Although the development is of a small scale, it is important to ensure that careful design will make the project fit in with its surroundings. The scheme has been designed to create a good standard of living, with a high standard of design.

The scheme comprises of a block of four town houses, similar is size to the adjacent properties, with similar size private gardens.

The new properties are served by a communal private drive and parking area to the rear. Each new property shall have 1 parking space each with an additional parking space for disabled drivers.

Each dwelling will have its own space for bin storage within the private garden area.

Use of the buildings and spaces – Land use policies.

The surrounding area is predominantly a residential area, with a nursing home located to the rear. Residential use for the site has already been acknowledged by planning as being acceptable and the scheme is in keeping with this motion.

The requirements of PPS3 and Barnsley Adopted UPD have been considered and it has been deemed that this site is suitable for development and broadly complies with the policies therein.

The amount – Number of units

The proposed scheme is for 4no Townhouses.

Layout – Relationship of buildings, routes, open spaces

The scheme has been designed in a way so as to accommodate the existing site features, such as the public access path into the park area and the mature tree situated within the site boundary which has a TPO.

Access to the site is from Elizabeth Street, via a private driveway to the rear where there is a private parking area. A disabled parking space has been located close to the front door of the apartments.

Private gardens have been created to the front and rear of the properties, which are similar in size and proportion to those for this type of development.

Scale – Justification of height, width and length in relation to surroundings.

The scale of the new building has been carefully considered, and follows the scale of the adjacent properties to the North and East.

A high quality two storey building is proposed.

Landscaping – Hard and soft landscaping to protect and enhance amenities of site

A sympathetic landscaping scheme in intended to complement the existing features of the site and the adjacent parkland.

The existing large mature tree to the front of the site is to be maintained.

Communal landscaped areas are provided to the southern corner of the site and to each side of the site access driveway, to enhance visual amenity of the development.

Each new dwelling shall have its own private garden space which initially will be grassed.

Appearance – Materials in relation to surroundings, architecture, decorations, lighting.

After careful consideration of the surrounding properties, it is concluded that facing brickwork will be used on the front elevation, rear and side elevations, along with feature window heads and sills in contracting brickwork. See attached Proposed Materials Schedule.

Low energy lighting will be provided adjacent to each entrance door on the ground floor, such as a coach lamp or similar, with a bulkhead low energy light fitting to the rear of the building. This will help in the interests of security.

Access Statement

This access statement relates only to the access to the development and therefore does not extend to internal aspects of individual buildings.

Applicants policy and approach to access for disabled people.

The applicant is fully committed in providing suitable access to the new development for all persons including disabled persons. The building regulations Part M are fully incorporated into the scheme, along with any design ideas and innovations to enhance the use of the premises for disabled users.

Sources of advice on design and accessibility and technical issues.

The Building Regulations Approved Document Part M is fully incorporated into the scheme. Consideration is also given toward the Disability Discrimination Act.

General site description and access to the site

The site is generally a level site, which will provide easy access for disabled people. Local bus routes operate close to the site giving easy access to the shops and other local conveniences.

There is off street parking provided for the new development and also a designated parking space with level access into the building for disabled people.

A turning area is provided within the parking area to allow vehicles to turn around and leave the site in a forward gear.

Access for emergency services.

Access for emergency services is via Elizabeth Street, into the private drive area. The rear of the properties is accessible using a 40m hose from a fire tender.

Circulation around the site.

A footpath is generally provided around the perimeter of the building, with a ramped access to the principal entrance doors. The front parking area links directly onto Elizabeth Street, giving pedestrians and vehicles alike good access to the site.

Egress in the event of emergency

Escape windows are provided to all habitable first floor rooms or a suitable alternative fire strategy, so that a person could escape safely in the event of an emergency. All external doors to the premises lead directly outside and clear of the buildings. The Building Regulations Approved Document Part B is carefully considered in the design of the site and dwellings.

RJD/2009/Elizabeth St Grimethorpe D&A.doc
August 2009