

**DESIGN AND ACCESS STATEMENT IN RESPECT OF  
ERECTION OF NEW DWELLING (plot 1), TOGETHER WITH THE  
ERECTION OF A NEW DWELLING (plot 2) AS A REPLACEMENT FOR  
AN EARLIER APPROVED REFURBISHED DWELLING WHICH WILL  
NOW BE DEMOLISHED.  
LAND AT EAST GAWBER FARM, WAKEFIELD ROAD, BARNSELY**

This application is a re-submission in respect of the residential element only of an earlier application for Reserved Matters ref: 2010/0175 granted approval on the 27<sup>th</sup> May 2010.

Prior to the submission of this application discussions were held with the planning department to generally ascertain that the proposal should be acceptable considering the approvals that currently exist for the site.

**DESIGN**

1. **USE**

The original Reserved Matters permission was for a mixed use development the primary element of which was an equestrian centre consisting of an indoor and outdoor arena, stable block and associated car park. In addition there was an element of residential development involving the erection of a new dwelling (now known as plot 1) and alterations and extension to an existing dwelling, ( 31 East Gawber Cottages). This application is restricted simply to the residential element only and varies from the original approval in that it proposes to reposition the original approved detached dwelling, plot 1 and to demolish the existing dwelling at 31 East Gawber Cottages and replace this with a new detached dwelling, plot 2 located adjacent plot 1.

2. **AMOUNT**

2 new detached dwellings of 4bed accommodation.

3. **LAYOUT**

The layout of the proposal responds to the existing residential settlement known as East Gawber Farm. Both plot 1 and plot 2 are located between the long established existing dwellings and plot 1 is simply a repositioning of an earlier approval.

Access to the dwellings will be directly off the existing driveway network.

4. **SCALE**

The proposed dwellings will be two storey and will therefore relate to the existing dwellings within the settlement which are all two storey.

5. **LANDSCAPING**

The site and its immediate surroundings have been the subject of general remediation and site clearance works over the past few years. And were the subject of an earlier planning approval for regrading and general landscaping works. It is the intention of the applicant to introduce a comprehensive landscape scheme as part of this development. The dwellings themselves will have private garden areas landscaped to the occupants preferences but the landscaped areas generally to the south and southwest of the two new dwellings will be designed to integrate with the landscape scheme proposed for the equestrian development as a whole.

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**6. APPEARANCE**

The external materials to be used on the dwellings will be either re-claimed brick with stone detailing or stone generally. Roofs will be a slate finish.

**ACCESS**

Access to the development will be via an improved existing access drive from the A61, Wakefield Road. The access drive will be suitably sealed and drained and will serve the new dwellings as well as the new car park area located alongside the arena. It is envisaged that most visitors to the site will arrive by private vehicles, however public transport in the form of a comprehensive bus service frequently passes the entrance to the site along Wakefield Road.

There will be adequate turning facilities within the site for both cars and service vehicles. 'Part M' compliant access ramps/routes will be made available to the dwellings. Emergency service vehicles will also be able to adequately service the site. Security/safety lighting will be installed along the access drive, the parking area and generally to all pedestrian circulation routes.