



**PROPOSED RESIDENTIAL DEVELOPMENT  
LAND OFF EDMUNDS ROAD, WORSBROUGH,  
BARNLEY, SOUTH YORKSHIRE, S70 4TA.**

**DESIGN AND ACCESS STATEMENT**

**MAY 2024  
REF: 202317.DAS**

## DESIGN AND ACCESS STATEMENT

### 1.0 Assessment

#### 1.1 Physical Context

Located on the eastern side of the southern end of Edmunds Road, towards the south-east of Worsbrough Dale, the historic parish of St Thomas, the land the subject of this planning application used to be sandwiched between what was the local canal (Dearne and Dove - disused and filled in the vicinity) and what was the Great Central Railway, that is now the Trans Pennine Trail.

The land is approximately 32M long by an average of 18M wide which equates to approx. 575M<sup>2</sup> or 0.0575Ha or 0.14 Acres with a primary axis in an east to west direction and its main frontage on the eastern side of Edmunds Road as it approaches what was the Worsbrough Dale railway crossing that is now where the TPT crosses Edmunds Road.

Adjoining the site is a previous residential development of 4No detached dwellings that appears to have been the subject of App No: 2015/0533.



An Aerial view of the site

#### 1.2 Social Context

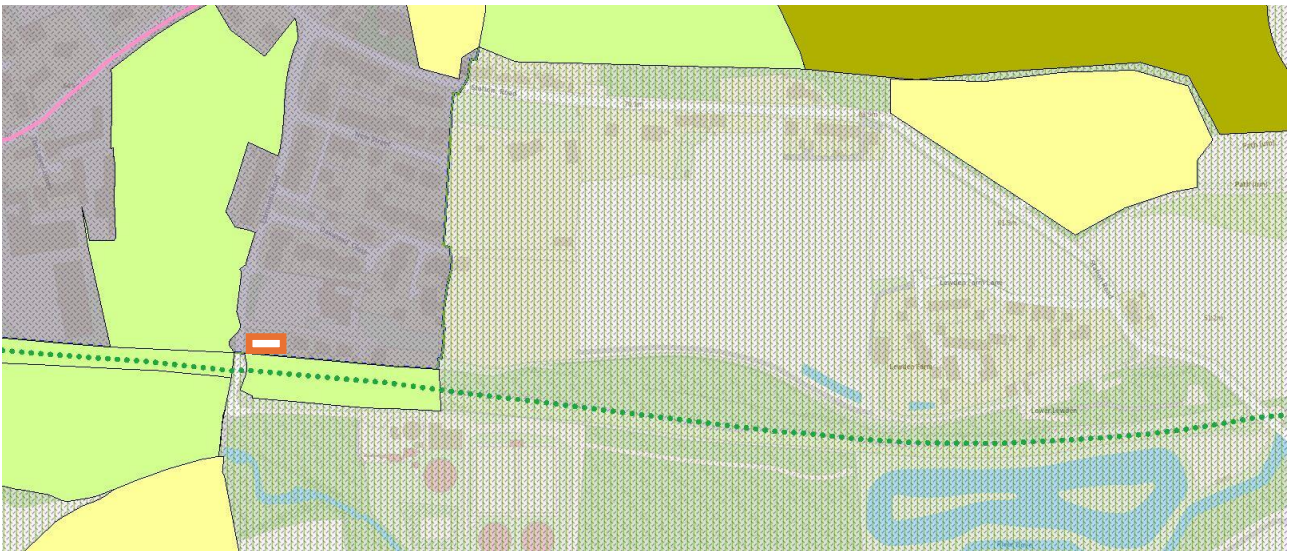
Although it is not anticipated that the proposals will have a significant impact upon the local social context because of their relatively modest scale and nature and there not being understood to be any other specific public aspirations for the land, the proposals will bring this “brownfield” site back into use and provide 2No new dwellings to the local residential offer.

### **1.3 Economic Context**

As with social context due to their relatively modest scale and the nature of the proposals it is unlikely that the scheme will have a significant impact upon the local economy, however, the proposed residential should bring the land back into viable use thus making a small but no less worthwhile contribution to the vitality and diversity of the area.

### **1.4 Planning Context**

The national planning policies that have been a material consideration in the preparation of these proposals are contained in the relevant sections of the National Planning Policy Framework and the local policies that have also been considered are found in the Local Planning Authority's adopted Local Plan and land allocations within the existing urban fabric and settlement boundary of Worsbrough Dale as can be seen on the following extract from the Local Plan Map



The site has also been the subject of several historic planning applications for different commercial uses back in the 1970's, mostly unsuccessful and more recently a successful application for an individual dwelling and double garage under App No: 2020/0768.

Flood risk has also been evaluated and as the site has a low probability of flooding as shown on the attached Flood Risk Map no further or more specific action is proposed.

### **2.0 Involvement**

The previous applications and decisions have been used to inform the current proposals.

### **3.0 Evaluation**

The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design process discussed further in the remainder of this design and access statement.

#### **4.0 Design**

##### **4.1 Use**

Re-use of land for residential development to compliment adjoining land and previous residential development and its setting within this predominantly residential setting within the Urban Fabric and Settlement Boundary of Worsbrough Dale.

##### **4.2 Amount**

The proposed residential development of 2No detached dwellings will create approximately 268M<sup>2</sup> of living accommodation across ground and first floors with Unit 1 offering 144.4M<sup>2</sup> or approx. 1,550 sq ft and Unit 2 giving 123.5M<sup>2</sup> or approx. 1325 sq ft in conjunction with associated garages.

##### **4.3 Layout**

The layout of the proposed dwellings has been interpreted from the layout of the previous residential development adjoining with Unit 1 being a continuation of the linear development it abuts and Unit 2 fronting on to Edmunds Road to “Book-End” the combined residential redevelopment like the opposite dwelling, No.46 Edmunds Road.

##### **4.4 Scale**

To compliment the adjoining previous residential development the proposed dwellings have been designed across buildings offering “storey and a half” accommodation under pitched roofs of similar slope and heights.

##### **4.5 Landscaping**

The site will incorporate domestic gardens and planting in conjunction with art-stone flag paths and permeable block paved driveways. Boundaries will include existing stone boundary walls and new close boarded timber fences as shown on site plan.

##### **4.6 Appearance**

The buildings will be constructed with coursed natural stone principal elevations and facing brick secondary elevations under plain tiled pitched roofs/dormers in same manner as previous residential development adjoining with dual-colour PVC windows and doors and complimentary garage doors.

##### **4.7 Access**

The dwellings will have shared accesses off Edmunds Road leading to associated garages and onward to main entrances to dwellings via flagged pathways.

#### **5.0 Summary**

Our proposals bring back in to viable use an un-used parcel of previously developed land within the existing settlement boundary of the “village” thus helping to contribute to its vitality and making a worthwhile and positive contribution to the street scene and locale to compliment and “complete” previous residential development adjoining in general accord with relevant Local and National Planning Policy and design guidance and with all these factors in mind it is hoped that the council will be supportive of our proposals in a similar manner to the previously approved proposals for an individual dwelling.

**Appendix A**  
**Flood Risk Information.**

# Flood map for planning

Your reference  
**202317**

Location (easting/northing)  
**436144/403589**

Created  
**29 May 2024 9:09**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

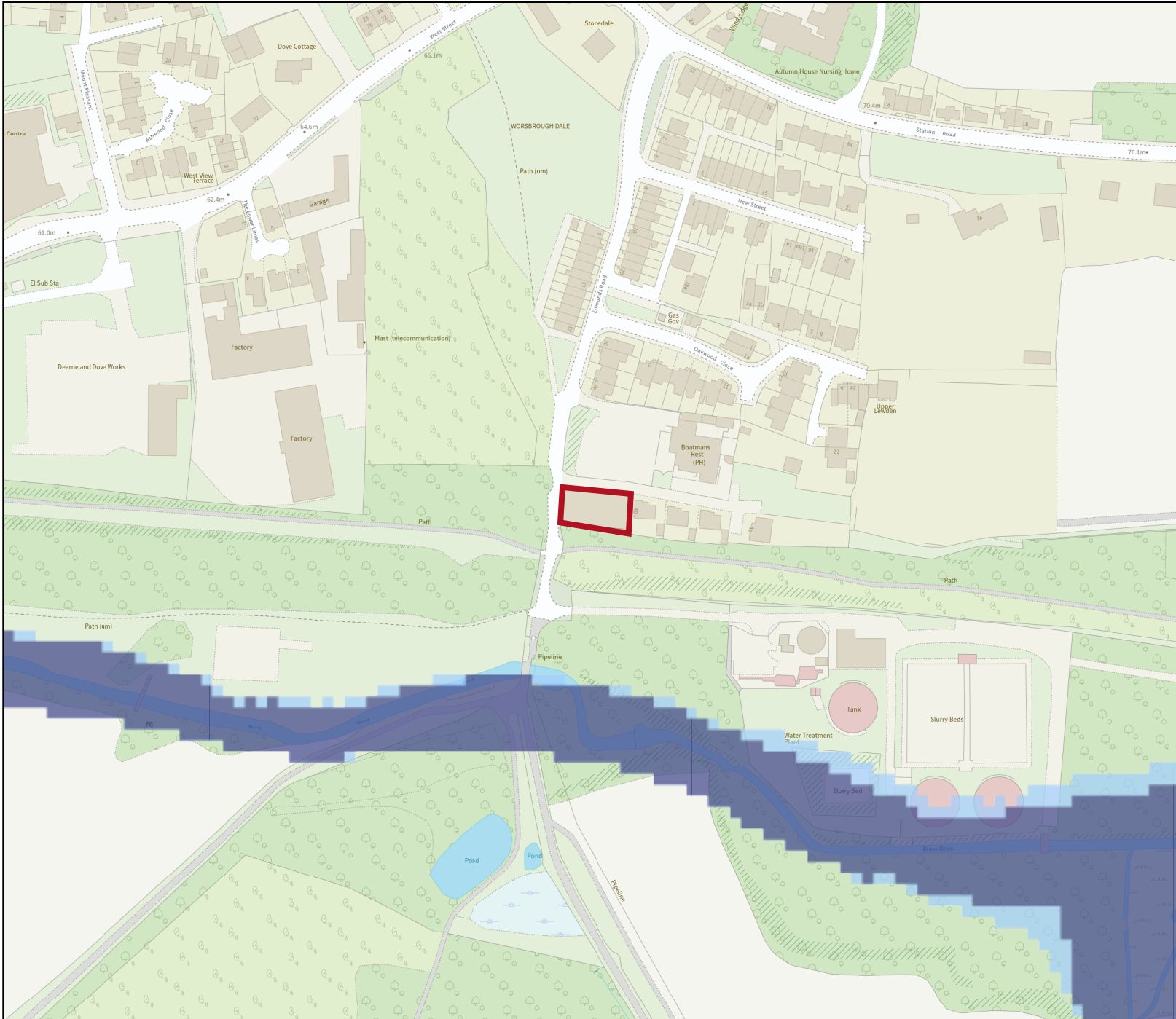
## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>





### Flood map for planning

Your reference  
**202317**

Location (easting/northing)  
**436144/403589**

Scale  
**1:2500**

Created  
**29 May 2024 9:09**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

