WORSBROUGH ROAD, BLACKER HILL

Design and Access Statement
New development of 7 No.3 bedroom town houses

Prepared on behalf of:

Pearl Developments
1 Nursery Gardens
Stairfoot
Barnsley
S70 3DS

Prepared by:

CODA
70-71 Cornish Place
Cornish Street
Sheffield
S6 3AF

Contents

1.0 Introduction

2.0 Assessment of the site's immediate and wider context

3.0 Relevant planning policies

4.0 Relevant planning history

5.0 Involvement of community members and professionals undertaken/planned

6.0 Evaluation of context

7.0 The Design of the Scheme

8.0 Concluding statement

1.0 Introduction

1.1 This is a statement submitted in support of a development of 6 two and three bedroom semi-detached properties on Worsbrough Road, Blacker Hill, Barnsley.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 Physical

The site is situated off Worsbrough Road in Blacker Hill and is located approximately 3.5M South of the town of Barnsley. Blacker Hill is a semi-rural village on the outskirts of Barnsley in South Yorkshire. It has a busy village centre surrounded by some housing and green belt countryside. The area directly surrounding the site is built up on one side with a mixture of semi detached and detached houses; however, there are large expanses of farmland and open fields surrounding the remainder of the site. The site is a narrow triangle with a very steeply sloping topography on the top of a hill. This makes the site very difficult to develop but also provides excellent views.

The aerial picture below shows the site in context.



Site photographs illustrating the green surroundings and countryside views



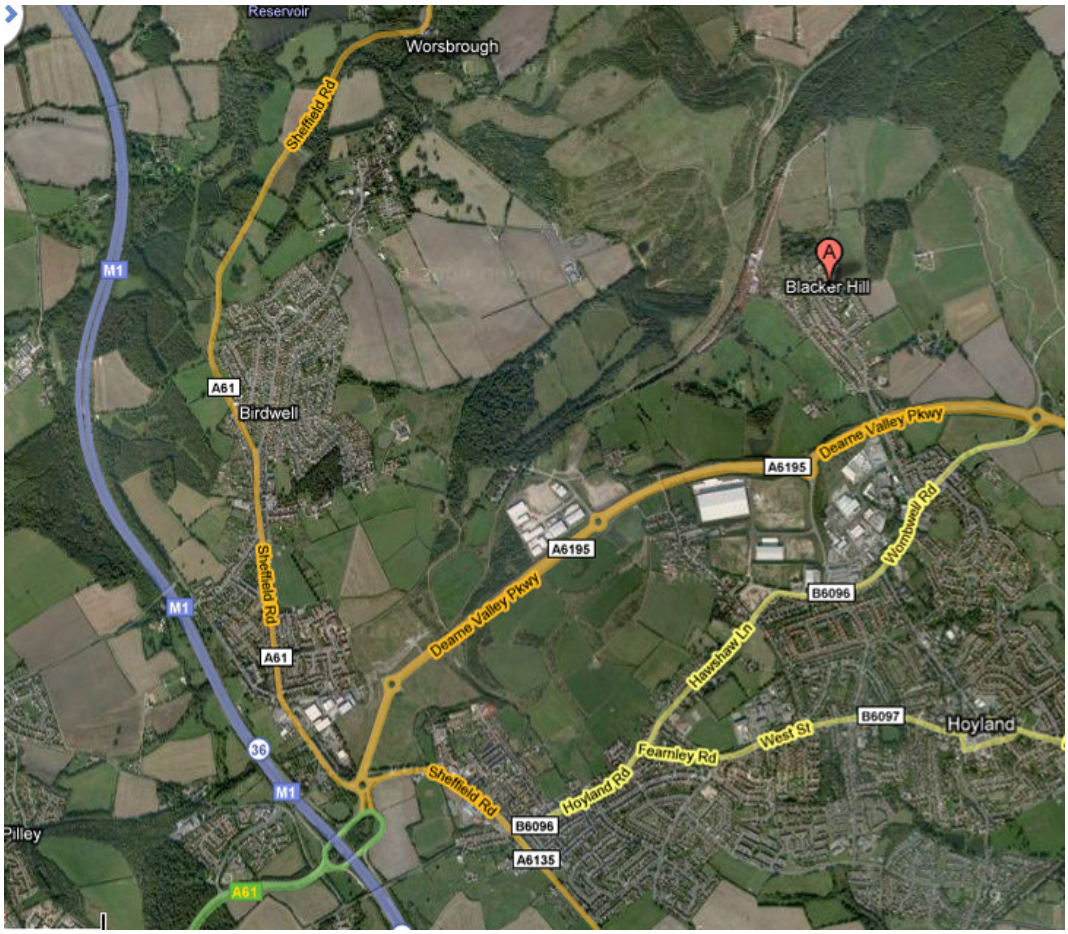






2.3 Access audit

The existing site has two access points, one on the long Eastern edge of the triangle onto Worsbrough Road and one at the Southern point of the triangle also leading onto Worsbrough Road. It is proposed to create two ne access points following discussions with Highways. 2 no. parking space will be provided for each dwelling. The drive and parking court will be constructed using a permeable material and surrounded by landscaping. The site is located near bus routes into Barnsley. The site is also located near to J36 of the M1 via the newly constructed Dearne Valley Parkway allowing easy access to the motorway. Traffic movements to and from the site will differ from the existing use. Rush hour traffic should not be significantly affected.



2.4 Social

The new development on this site is an attractive scheme that will be fitting and consistent with the residential nature of the area. The scheme aims to utilise a vacant site within the village area of Blacker Hill that is becoming overgrown, untidy and creating the potential for fly tipping. The scheme aims to provide much sought after good quality residential properties for families in the area.

2.5 Economic

The scheme aims to provide good quality affordable family housing in a desirable residential area Barnsley with good transport links to Barnsley town centre and the M1.

3.0 Relevant planning policies

3.1 The development will comply fully with all requirements of the SPG document and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Relevant planning history

There have been previous applications made on this site. These include B/04/0813/HN a full planning application for 6 residential dwelling units, and 2006/1012 an outline application for 5 residential dwelling units, 2009/1224 a full planning application for 7 residential dwelling houses and 2010/0872 full planning for 5 dwelling houses.

5.0 Involvement of community members and professionals, undertaken/planned

5.1 A noise report survey was not deemed necessary due to the site already being in an established residential area.

6.0 Evaluation of the context

6.1 Identification of opportunities
There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by a sympathetic and well designed development which will be a positive addition to the immediate neighbourhood. The development also aims to provide family housing in a sustainable and desirable residential location.

6.2 Identification of constraints
The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered. The topography of the site is very steep and requires lots of attention; retaining walls will be needed at many stages down the site.

7.0 Design of the scheme

Amount: The proposed development incorporates 6 No. semi-detached houses. 4 no. 3 bed and 2 no. 2 bed.

Layout: The buildings utilize the topography of the site by stepping down into the banking for 3 storeys. The dwellings appear to be 2 storey to the street frontage and step down to 3 storey dwellings at the rear to take advantage of the

countryside views. The ground floor comprises of a formal lounge, a study and wc, the lower ground floor is living/kitchen/dining, utility and wc. The first floor has a master bedroom with ensuite, and two additional bedrooms and a bathroom. The new dwellings are carefully designed not to infringe on any overlooking distances. Each dwelling will have its own private garden to the rear of the site and private patios.

Scale: The building is two storey to the front and 3 floors high to the rear and is in keeping with the height and massing of the surrounding properties, especially the relatively new properties between Wentworth Road and Worsbrough Road.

Landscaping: Currently the site is covered in scrub landscaping and earth. The proposed design will maintain a large proportion of vegetation and landscaping. Paved areas for vehicles will be constructed using permeable material.

Appearance: The style of the proposed properties has been designed to match the styles of the surrounding properties. Materials used are predominantly brick with stone details used on the elevations. The property will be kept to a residential scale to compliment the surrounding properties. The development aims to be sympathetic to the existing identity of the immediate neighbourhood whilst providing high quality housing in the street that will benefit and enhance the neighbourhood.

Access: The development will comply fully with all requirements of Approved Document 'M'. 2 of the units are designed to meet mobility housing standards. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. A mixture of hard and soft landscaping will be provided with changes in materials finishes or planting clearly demarcated. Any transitions between hard and soft features will be less than 15mm in elevation. Guardrails and tactile surfaces will be used at all relevant obstacles. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. Where necessary doors have vision panels whose size and configuration meets the requirements of the Approved Documents. All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents. A level entry bathroom has been incorporated with full turning capability for wheelchair users. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

8.0 Concluding Statement

8.1 This design and access statement has been written in support of a planning application for the above. The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

Provision of family housing in a popular residential area
Access
Safety and security
Sustainable development
Visual amenity

8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.