
PROPOSED DWELLINGS

on

**LAND BETWEEN
342A & 344 NEW ROAD
STAINCROSS
BARNSELY**

For

**MASON BUILDING CONTRACTORS
LTD**

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for development comprising the construction of two pairs of semi detached dwellings on land between 342a and 344 New Road, Staincross, Barnsley.

The site is wholly within an area of land that has Outline consent for residential development that includes access into the site. See application 2013/0051

2 THE SITE

The site is located on New Road in Staincross within the urban area of Barnsley.

The site is located in a residential area with dwellings to the east, south and west. The site is approximately 933sq m in size and comprises an area of un-kept grassland sloping up from New Road on the southern of the site towards Yorkshire Water facility to the north.

The site is located approximately 4.5km north of Barnsley town centre and 0.8km north west of Mapplewell village centre.

The site is approximately 0.093ha in size and comprises rough grassland. There is a low stone wall and palisade fence along the southern site boundary with a mixture of walls, fences and hedges forming the other site boundaries.

There are a number of trees, mainly self seeded, along the site boundaries although these are of limited value. Some are within a 2m wide service strip for use by Yorkshire Water.

This is protected with restrictions including the prohibition of tree planting.

The site does not have any public access or rights of way.

The site is bordered to the east and west by residential developments with New Road to the southern boundary. To the north of the site is the Yorkshire Water reservoir site.

The site is designated as part of a much larger area of Urban Green Space in the Barnsley UDP. The Urban Green Space includes the site and the Staincross Plantation to the north east.

The Urban Green Space covers an area of approximately 5.94ha. The site comprises 0.09ha, less than 2% of the total designated area

The following series of images show examples of existing dwellings in the area.



The locality has no overriding character and there is a variation in building styles including three storey buildings in close proximity of the site.

To further demonstrate that buildings of the type proposed are becoming more and more evident across the Borough the following small selection of images show three/four storey development that have been accepted where the local style did generally not exceed two storeys in height.

These examples also highlight the variation in roof/eaves/ridge heights that have been promoted in these new developments.









3 THE PROPOSALS & DESIGN CONSIDERATIONS

As part of the assessment of the site, undertaken to support the outline application, it was clearly demonstrated that the land is suitable for sustainable residential development and no further justification of this is considered necessary

This assessment included the following analysis:-

- the site is not previously developed and designated as urban green

space in the UDP. However it was noted from the recent Gawber Colliery appeal that the council do not have a deliverable 5 year housing supply and as such paragraphs 14 and 49 of the NPPF are relevant.

- The site is considered sustainable and meets the requirements of PAN30.
- With regards the urban green space designation, reference is made to Core Strategy Policy CSP35. The proposal will result in the loss of less than 2% of the designated Urban Green Space (total 5.94ha including Staincross Plantation) and will not materially affect the existing and potential green space needs of the Borough.
- Currently the land has no public access and as such there is no link from New Road to the designated green space making it inaccessible to the public and has little if any community benefit

The contours of the site have been taken into consideration to allow appropriate vehicular access and suitable pedestrian access to garden areas at the rear.

The positioning of the main living area to the southern side of the houses is deliberate to take maximum advantage of the extensive views from the site to the south.

The dwellings have been sited away from the main road frontage to provide off street parking and privacy.

There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwellings are in keeping with the general style of properties in the area.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment and does not create any Planning difficulties.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access points, restriction due to site topography and the proximity of adjacent building.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

4 SOCIAL & ECONOMIC CONTEXT.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings, orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 ACCESS

Access to the dwellings and the integral garages will be directly from New Road.

The parking standards comply with the South Yorkshire Design Guide.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 TREES

Trees within the site along the eastern boundary are to be removed as there is potential for these trees to damage Yorkshire Water service pipes in the 2m restricted zone.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development as reinforced by the outline approval for residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.
