eleven52architects

DESIGN AND ACCESS STATEMENT

PROJECT: Land off Barnsley Road, Darton

KB/3.1/010
Project No: 0280
28.10.2021

SUBJECT: Design and Access Statement to accompany a Outline Planning Application for Land off Barnsley Road, Darton currently used as a livery.

DESIGN STATEMENT:



This Design and Access Statement has been prepared by eleven52architects in support of a planning application for residential development on behalf of Barlow Properties. The site subject to this application is located off Land off Barnsley Road, Darton, known as Bence Farm and Livery.

The purpose of this report is to demonstrate the considered design assessment, which has led to the formal submission of a planning application to Barnsley MB Council as local planning Authority ('the LPA'). Essentially the assessment has involved a visual appraisal of the development site and the proposal in the context of the character and appearance of the wider context of Darton.

The proposed development relates to the development of the site on Land off Barnsley Road, Darton, currently the site is used as a stables and livery.

Because of the wider character of the assessment, the development proposal has been produced which we believe successfully reflects the vernacular buildings of the locality. The character and appearance in the immediate context will be significantly enhanced by the development proposals and consequently invite support from the LPA.

Our intention is to deliver a secure and sustainable development in a safe, green and welcoming environment. We aim to achieve this vision through careful design and communication with the local authority and residents without preconception of the possibilities for this site.

Use and Amount
The Planning Application is for provision of four new properties containing a three-bedroom house with parking for two cars.

Works are as described in the drawings submitted with the application, which are as follows:

- 0280_BARN_101_Existing Location and Site Plan
- 0280_BARN_102_Illustrative Site Plan
- 0280_BARN_103_Existing Stable Block 1 Information
- 0280_BARN_104_Existing Stable Block 2 Information
- 0280_BARN_105_Existing Stable_Barn Information
- 0280_BARN_106_Proposed Access and Visibility Splay Layout

Layout
The layout of the proposal is defined by the existing site boundary and in keeping with the local vernacular. The windows are positioned to suit both internal requirements as well as the external appearance and rhythm of the existing streetscape. Where necessary obscure glass will be used to limit any overlooking.

Scale
The scale of the proposal reflects the local site conditions and responds to the existing volumes on the site and aims to blend in with the scale and land fall on Barnsley Road. Our proposal stands alone but is set down due to the land formation therefore subservient to the local property.

The local area has varying roofscapes with no specific dominance. Our proposal will follow the more prominent approach from the adjacent semi-detached properties and provide a front to back pitch roof.

Appearance
The design intent behind the proposals is such that they are derived from the local context of the area.

Choice of materials has arisen in response to the need to provide an attractive appearance typical of this area, whilst remaining appropriate and durable.

Front boundaries are often enclosed with walls which partially screen property frontages.

This approach has been taken in order to ensure an appropriate aesthetic which both preserves and enhances the character of the area in lieu of its current status as a commercial livery.

A**CCESS STATEMENT:**

Transport
Located within the Darton district, the site is accessed from Barnsley Road where properties either abut or are set back from the carriageway, mainly brick and stone built with concrete or slate roofs.

Along Barnsley Road residential properties are interspersed with commercial and retail outlets that support the local community. The whole of Darton and the surrounding districts are well served by shops, community facilities, communication links and schools

Bus stops are located on Barnsley Road within 50 meters from the site which provides regular bus services to both, Barnsley and surrounding settlements.

Within easy walking distance local shopping and a post office can be easily accessed and the Darton area which includes Schools, Supermarkets, Public Houses and other associated domestic need outlets, providing an array of shopping.

The proposals therefore accord with the LPA's requirements in terms of sustainability and access to wider area.

Site accessibility
The existing good quality site access from Barnsley Road will be maintained. It is intended that we provide two parking spaces accessed via new openings at the front of the site.

Emergency vehicles
Access for emergency vehicles is in accordance with the Approved Building Regulations Part B such that a fire appliance can be located on the adjacent highway whilst still being well within 45m distance of the dwelling.

Further details on the project generally
The rationale behind the scheme is to provide a sustainable and appropriate accommodation in the context of the local area, whilst bringing an existing commercial site into positive use with the local community.