DESIGN & ACCESS STATEMENT

Proposed Detached Dwelling

Hartgan
Pinfold Lane
Royston
Barnsley

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Introduction

This document has been prepared by Harry Ross in support of the erection of a detached, 3 bedroom property with associated parking.

Good design is now a fundamental element of a successful development. In recent years its role in residential planning has become a necessity in order to achieve high quality developments. Good designs not only create a development which is both sustainable and attractive but also creates spaces that are considered desirable places to live.

The increasing emphasis on good urban design is also supported by government polices and documents such as Planning statement Note 3: Housing. These notes also highlight the need for a new approach in the way housing is provided and one of the paragraphs of PPS3 states "A key objective is that Local Planning Authorities should continue to make effective use of land by re-using land that has been previously developed." "The national annual target is that at least 60 per cent of new housing should be provided on previously developed land". Infill sites and intensification of existing residential developments is becoming essential to meet government targets for house building.

The application site comprises of land which is currently disused with access off Pinfold Lane. The land is approximately 0.04 hectares on which we propose to develop 1 no detached property with associated parking as part of the wider development of 3 residential properties under the approved outline application REF:2007/0725. The proposal will create approximately 318 Sq Mt. of residential floor space over 2 storeys with 'room in the roof' accommodation.

Assessment of Context

Surrounding

The site is located just off the main through road of Royston Lane on the outskirts of Royston and fits neatly in to the surrounding residential estate, within a well established residential area. The site itself is accessed via Pinfold Lane, off Kirk Cross Crescent, which is one of the established access points to the surrounding residential development from Royston Lane. The Site is approximately 3 miles North of Royston and within a predominantly residential area.

A number of bus stops are provided in the locality, a railway stations is located 3 Miles South of the site providing good public transport links to the surrounding Cities of Wakefield, Huddersfield, Sheffield and Leeds where there is a wide range of services and facilities. The close proximity of public transport links should enable residents to travel by modes of transport other than the private car.

The site itself benefits from the good proximity of a range of local facilities. A wide variety of these services are within a 5 minute walking distance of the site with further services located a maximum of 10 minutes walk away. These services include a variety of shops, fast food outlets, local public services and schools.

Assessment of Context

Site

The land we propose to develop is currently a disused and overgrown garden which we propose to revitalise and effectively use by creating a contemporary detached family home with a traditional façade which will greatly improve the site and it's view from the locality.

The site backs on to open fields and is surrounded by attractive mature trees and bushes which are to be protected during construction and maintained thereafter. The site is generally level and minimal remediation will be required.

For a Listed Building

There are no known listed buildings in close proximity to the proposal site.

Social Context

The land currently stands disused and unoccupied, our proposal will be an attractive addition to a predominately residential area.

Local services such as public transport, although highly accessible from the site will not be heavily impacted due to the small size of the development.

Economic Context

Businesses in the area will gain the benefit of extra customers when the property is occupied, the development may also help to encourage much needed local investment when the area is seen to be developing.

Planning Policies

Various planning policies from the UDP and planning policy guidance notes have been taken in to account when designing this scheme including the residential design guide and the following

PPS1 – General Policy and Principles

Paragraph 16 states *'Development plans should promote development that creates socially inclusive communities, including suitable mixes of housing'* and amongst other things *'Take into account the needs of the community'*

Paragraph 27 states *'Planning Authorities should promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe developments and create new opportunities for people living in these communities.*

All the following planning guidance was referenced:-

•H8D-Residential Development

'Proposals for residential development, including those for the renewal of a previous planning application should: Be located within or form an extension to an existing settlement or urban area and comprise the reuse of previously developed land or the conversion of an existing building'

•SPG3-Infill Development

'Planning permission for residential development will only be granted where the net residential density is at least 30 dwellings per hectare'

Assessment of Context

•PPS3 – Housing

Paragraph 16 calls for consideration of the following when assessing design quality:

-Is easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.

-Is well integrated with, and complements, the neighbouring building and the local are more generally in terms of scale, density, layout and access.

- Takes a design-led approach to the provision of the car-parking space, that is well-integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly.

- Creates of enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.

Paragraph 36 states: *'The governments policy is to ensure that housing is developed in suitable locations which offer a range of community facilities with good access to jobs; key services and infrastructure.'*

Assessment of Context

The Site

Schools

Child Care

Shops

Indicates 5 minute walk (approximately 400 meters)

Indicates 10 minute walk (approximately 800 meters)

Involvement of Community Members

Local residents and community members have not been directly engaged with regards to these proposals, however our scheme will be an attractive addition to an area in need of social and economic regeneration. Members of the public will be able to comment on our application following it's registration with the council and all comments will be taken in to account when moving the scheme forward.

Evaluation

All relevant comments made by the planning authority relating to the proposed development have been taken in to account during the design and submission of this application, the development will effect very few current residents of the area as the proposed accommodation is of a small nature.

Constraints

Physical-

The main physical constraints are the land available and surrounding properties which have been considered, as previously mentioned.

The site is generally level and currently lies unoccupied and disused, we will not be 'over developing' the space available to us although we will be effectively using it. The access to and from the site has been a consideration during the planning of this development, we have provided the maximum visibility splays for both vehicles and pedestrians by providing a re-surfaced driveway within the site, gives a widened access and effective entrance and exit facilities to and from the site. The trees and planting along the boundaries of the site will be protected during construction and maintained thereafter to ensure attractive amenity space for the proposed dwelling.

Social-

No social constraints are evident in a development of this size. We are re-developing and improving a Brownfield site and any impact on local services will be minimal.

Economic-

No economic constraints are evident in a development of this size.

As previously mentioned our development could only have a positive impact on business and investment in the area.

Design of The Scheme

Use
The site is justified in terms of it's surroundings. The development lies in a predominately residential area and is in keeping with the general local vernacular, within walking distance of a wide range of amenities and benefits from safe, accessible and convenient transport links.
The site is currently unoccupied and is disused scrub land so our development will be an attractive and economically viable addition to an area in need of regeneration. We will be greatly improving the site by creating an excellent family home in the heart of a leafy residential district in close proximity to a greenbelt area and country side.

Amount
We are proposing a detached 3 bed, 2 & ½ storey family home creating 318 square metres of residential floor space.
The property has been designed to make good use of the available land without over developing, leaving good distances to adjacent properties as advised in the approved document 'Space About Dwellings'. The property has secure associated parking facilities and excellent amenity space.

Layout
The gradients and topography of the site create no real problems as the site is generally flat. The arrangement of the dwelling is done in such a way as to provide natural surveillance to the proposed development, where parking areas are overlooked by dwellings. Shared and private spaces will be clearly defined with clear boundary statements and changes in materials and surfaces.

Boundary treatments to the properties will be by a mix of screen fencing and existing hedge row where it is appropriate for these to be maintained. The fences will be used to ensure privacy to the rear of both the new and existing adjacent properties.

Scale
The proposal is for 1 detached family home with 3 bedroom accommodation over two & ½ storeys, designed to reflect the character of the area and in particular the adjacent dwelling. The new dwellings should fit discreetly within the existing building and will be easily incorporated in to this attractive cul-de-sac location.

Landscaping
Landscaping is fundamental element of developments of any size and result in a 'greener' developments that will be easily absorbed into the existing area. The landscaping will be of a domestic nature with existing hedges, trees and planting maintained throughout the construction and thereafter.

Design of The Scheme

Appearance

The proposed dwelling has been designed with two underlying parameters, first that the layout of the floor plans must be functional and sustainable in the long term and secondly that the external elevations of the building must be attractive and easily absorbed in to the local vernacular. These aims have been achieved by effectively utilising the footprint of the building within the site to create a functional and flexible family home and by using a traditional approach to elevational design , with traditional style windows and a pitched roof to tie in with the existing residential units that surround the site.

Design of The Scheme

Materials

The development should blend in with the existing area and materials used throughout the development will be in keeping with its surroundings.
The site will benefit greatly from the development which reflects the type of the surrounding built form.

Access

The house shall be accessible to all possible future occupants. The dwelling will be designed in accordance with Part 'M' of the current building regulations and provide level access approach together with wheel chair accessible doors and w/c to the ground floor.

The position of the site is ideal for prams and wheelchair users. Gentle gradients will allow access to the site and surrounding area. The site will be linked to the neighbourhood network of continuous footpaths to local facilities. A 4.5 meter wide road within the site will provide greatly improved access to the proposed dwelling and also any further dwellings to be created on the adjacent land.

Refuse vehicles do not currently enter Pinfold Lane as the bins are wheeled up to West Pinfold by residents or collected by hand by refuse work men, as requested by the council, we will not be suggesting any change to this arrangement, we will, however be providing an even surface upon which the wheelie bins will be more easily stored manoeuvred.