



Planning, Design & Access Statement

In Support

Of

Planning Application

For

the Construction of a Log Cabin to provide an additional classroom,

At

Darfield Upperwood Primary School,

Dartree Walk,

Darfield,

Barnsley,

South Yorkshire,

S73 9NL

APPLICANT

Darfield Upperwood Primary School.

AGENTS

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RIBA 

Chartered Practice

DESIGN & ACCESS STATEMENT

1. INTRODUCTION

- 1.1 This statement is written to accompany an application for planning permission as required by the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 {SI 1062 2006/ Town and Country Planning (General Development Procedure) Order 1995 Article 4C.”

2. SITE LOCATION

- 2.1 The site is located within the town of Darfield, Barnsley .
2.2 Vehicular access to the site is accessible directly off Dartree Walk.

3. ROADS

- 3.1 The road supports two-way traffic only.
3.2 The site also allows for large construction vehicles.

4. PLANNING POLICIES

- 4.1 The Property is currently not within a Conservation Area.

5. DESIGN PRINCIPLES

- 5.1 This site is well located in the middle of Darfield.
5.2 It is proposed to erect a log cabin to create much needed, extra classroom space for Darfield Upperwood Primary School.
5.3 The design and location of the proposal will not unduly or unreasonably affect the amenity of anyone else. There is a need for this building due to increasing demand for additional classroom space.
5.4 The proposed building will be timber constructed with the exterior being timber cladded to be sympathetic to its surrounding rural environment and will be of good standards for sustainability. The building will be a good example for the school pupils but also complies with sustainability objectives for educational buildings.

- 5.5 There will be one ramp supplying access and disabled access to main entrance.



6. SCALE

- 6.1 The proposed development carefully considers the requirements of both national and local planning policies to provide good quality design principles.
- 6.2 The design is considered to be within keep of the existing dwelling and to be sympathetic to the surrounding area.
- 6.3 The proposed building will be of a proportionate scale so there will be minimal impact on the surrounding area and properties.
- 6.4 The proposal will comply with the relevant planning policies resulting in the scale of the design being sympathetic and of moderate proportions to the existing school building and surrounding area.

7. LAND CONTAMINATION

- 7.1 The existing site has no records of contaminated land. The proposed build will be subject to sufficient land contamination measures.

8. BIO Diversity and Trees.

- 8.1 The proposed design has in our opinion no adverse effects on bio-diversity or trees. If however the issues arise then we will be happy to accept any recommendations from the Trees and Conservation officer.

9. Access.

- 9.1 Existing access can be gained from the existing front entrance to the school off Dartree Walk.
9.2 The site supports large vehicles and skip deliveries.

10. Building Regulations:

- 10.1 The proposed alteration and associated works will be constructed to comply with all relevant Building Regulations and Fire Regulations that apply at date of construction.
10.2 The design and construction work will not affect or cause any damage to the existing fabric of the building;

Flood Risk Area:	No
Listed Building:	No
Conservation Area	No
Tree Preservation:	No

Patterson DESIGN
Architectural Services.