

1.0 INTRODUCTION

The client owns the site which as an area of 0.39 hectares within the suburb of Staincross, a 5-minute drive from the centre of Barnsley.

It is clear that the large garden area within the site is underused and the client is looking to develop the plot to maximise the land to provide additional housing within the area.

The site is within walking of local shops, a supermarket and other local amenities and is not located within a conservation area, green space or green belt.

The site contains an existing 3 bedroomed detached property with small outbuildings. The small outbuildings are located at the bottom boundary line of the site.

A pre application as been placed before the council and its comments have been noted and taken into account when designing the scheme.

2.0 ASSESSMENT

In line with the National Planning Policy Guidance, this Design and Access Statement shall;

Explain the design principles and concepts that have been applied to the proposed development, and how the design of the development takes that context into account.

Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

The Design and Access Statement is important in its role as a document that enables local planning authorities and other parties to understand the analysis that has informed the design of a development proposal and also see the evolution of the scheme as it has progressed through internal and external review.



View of Bungalows along boundary line of Land



View Top Left Hand Corner of Site



3.0 EXISTING SITE

The site is surround on two sides by residential gardens with the rear boundary being adjoined to open wooded shrubland, on the front elevation is the main road of Bar Lane which is on a slope. A three-bedroom detached pitched roof dwelling with coursed natural stonework (not typical along Bar Lane) on the front elevation, brickwork to the sides and rear elevation and sits towards the front of the site, this building as no architectural significance and is not a listed structure. There is an existing vehicle/pedestrian access to the south east of the site. There are a number of single storey flat roof brick structures at the bottom of the rear garden.

The land is relatively flat and is currently used as a grassed rear garden, fencing separate's the adjoining owners and there are no trees situated on the site, but there are bushes/shrubs behind the fencing on adjoining land. The front elevation offers some screening in the form of small shrubs approximately 2m in height.

Demolition of the existing residential dwelling will form part of the planning application.



4.0 View Looking from inside of site towards rear elevation of existing house

SURROUNDING AREA

The site is located within Barnsley District, within an urban area and adjacent to Bar Lane. The site is not within a conservation area and is currently a sustainable site with an existing residential dwelling sited at the front of the land in line with adjoining properties on Bar Lane.

There is a mixture of varying types of residential properties along bar Lane of varying heights and roofscapes with adequate footpath width and additional grass verges before the boundary line of some of the properties is reached.

5.0 PLANNING CONTEXT

The site is located within Barnsley District, within an urban area and adjacent to Bar Lane. The site is not within a conservation area and is currently a sustainable site with an existing residential dwelling sited at the front of the land in line with adjoining properties on Bar Lane.



View of Outbuildings at the bottom of the rear garden



Existing Fencing Detail to Adjoining Owners



View Showing Rear of Adjoining owners



6.0 PROPOSALS

The site is located within a large residential area and is classed as an infill development.

The scheme is as stated earlier not covered by the following: -

- Locally listed building
- Protected open space
- Extensive tree preservation orders
- Green Belt, Greenspace or conservation area designation
- Safeguard land

The site does adjoin land that is currently designated as residential development and is situated within the urban fabric of the local plan approved by the inspector in Jan 2019.

The proposal involves the demolition of the existing property at 23 Bar Lane and the associated outbuildings.

The new build section of the development includes for the construction of 5 detached properties with a service unadopted road which will connect all properties with Bar Lane.

A Pre application was deposited with the council in which comments were made and have taken onboard and recreated within this full planning application.

7.0 ACCESS

The proposal allows for a newly created access point for both vehicular and pedestrian access from Bar Lane. There is already an access point which abuts the adjoining owners.

The new road construction will be designed in connection with the SYRDG but will not be adopted.

The site itself is already developed due to the existing property at 23 Bar Lane. No other development as taking place on the site.

8.0 LANDSCAPING

The landscaping plan will encompass areas of grassed areas to the front/rear and side elevations of the proposed properties with shrub planting proposed on land adjoins the access road.

Surfacing is also thoughtfully considered with new hard surfaces provided with appropriate materials.

The landscaping scheme must development itself from the start of the application as there is no existing landscaping other than a large front grassed garden and an oversized grassed rear garden.

9.0 EVOLUTION OF THE SCHEME

The council have shown support for the application through the pre application stage. The initial pre application scheme did show 7 houses on the site the planning officer did state that a scheme with fewer houses on the site would receive a more positive reaction from the council.

It is hoped that the new houses will reflect the character of the area within Staincross/Mapplewell.

The 5 detached properties have above the minimum stated within the SYRGD with the two properties at the end of the cul-de-sac having far in excess of the of the minimum private amenity standards.

Hammer head turning provisions have been provided at the end of the cul-de-sac to allow for pantechnicons and removal vehicles to enter and leave the site in forward gear.

Bar Lane consists of a number of different façade finishes including render, brickwork, ashlar stone coursed and rough faced stone. With this type of mixed finishes along the lane it is appropriate to use these materials plus additional materials as designed. The houses are designed to use the roof spaces to decrease the footprint of the houses on the site.

All dwellings have a minimum of 2 parking spaces per dwelling, served by the internal unadopted road which includes a passing place.

The scheme has evolved over many months being refined with layouts and designs altered to take into account the changes requested by the client and constraints by outside statutory undertakers.

The need for housing within the borough and the continued sustainability of the site is a sound case for residential re-development to allow regeneration of this site to happen.

10.0 CONCLUSION

The scheme has evolved over many months being refined with layouts and designs altered to take into account the changes requested by the client and constraints by outside statutory undertakers.

The need for housing within the borough and the continued sustainability of the site is a sound case for residential re-development to allow regeneration of this site to happen.