

'THE VILLAGE' GRIMETHORPE



Design and Access Statement

HaslamHomes

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This Design and Access Statement is submitted in support of the planning application by Haslam Homes for a residential development consisting of 21 dwellings at land off High Street, Grimethorpe.

The D&A has been compiled having regard to the advice contained in circular 01/2006 and the advice produced by CABE. It does not form part of the formal application, but provides a descriptive support of the scheme.

The D&A seeks to explain how the form of the development sits in the proposed location, and how the street scene fits with the surrounding area and nearby buildings.



The application site is part of a larger development which currently has planning approval for 227 plots.

The proposed site fits within this larger development known as 'The Village' which has been designed as part of the regeneration of Grimethorpe. The new homes will fit perfectly with the surrounding properties as they are also new homes built by Haslam Homes.

The site is more or less flat and the remediation of the land has already been carried out as part of the existing scheme.

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Use

The proposal is for a residential development of 21 dwellings. This represents an appropriate use for this site. It is surrounded on all sides by new construction, which consist of detached and semi detached homes.

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Appropriate Development

The nature of the surrounding development means that the site is suited perfectly for residential development, and already has a planning consent granted as part of the surrounding development.

The national planning policy PPG 3 states that a minimum density of 30 dwellings per hectare. The proposed development has 49 dwellings per hectare.

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Scale & Mass

The proposal is for 21 no 2 and 2½ storey dwellings across the site. The scale and massing is appropriate and reflective of the local area.

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Layout

The proposed layout utilizes the existing highway infrastructure through 'The Village' development, and proposes frontage housing which again is characteristic of the local area. The main access to the development is off Rosewood Court.

The Layout has also been designed to harmonize with the surrounding dwellings and conforms with the LPA's standards on space around dwellings.

The proposed house types will compliment the surrounding residential properties. They are of a simple form and the proposed layout will be relatively straightforward in terms of its physical appearance.



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Landscaping

The landscaping will be appropriate in scale and content to a residential development of this nature, and will compliment the development. Landscaping will be green and soft as befitting the location.

It is expected that landscaping will be conditioned as part of any approval of this application.

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Access

The main vehicular access to the site is from High Street. This is an existing highway which acts as the main spine road through Grimethorpe. The vehicular access off this which serves the site and the new 'Village' development is designed to meet with the LPA Highway requirements.

200% parking is proposed for the 21no dwellings.

The surrounding site already complies to the Local Planning Policies. The new site proposals marry with these in every instance. The Policies below relate to evidence that the scheme will also comply with good design and utilise the existing highway network, without detriment to the public transport.

Policy BE6

The council will seek to achieve good design standards for all types of development.

Proposals for development will be assessed using the following design criteria :

- a) the quality of layout, and suitability of scale of the development.
- b) the standard of detailed design and facing materials of proposed buildings.

Policy T2

Development will only be allowed if the additional demand for travel generated can be accommodated on the highway network without significant detriment to the environment or the safety and ease of movement of vehicles and pedestrians using the network, or through measures to assist public transport.