

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED RESIDENTIAL DEVELOPMENT OF 4 no. 1 BEDROOM BUNGALOWS,
ON A FORMER LOCAL AUTHORITY GARAGE SITE LOCATED OFF
WARSOP ROAD, ATHERSLEY NORTH, BARNSELY. ATTACHED DWELLING.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established residential area. The dwellings in the vicinity are a mix of traditional semi-detached dwellings, originally council houses as part of the Athersley North estate. Some of these dwellings have since been bought and are now privately owned. There are also a number of more recently constructed private dwellings, again either semi-detached or detached. The site is surrounded on all sides by housing. The site was originally a council owned garage and has no special designation. It is not within a conservation area and there are no significant trees or landscape features on the site.

Site

The site is now lying vacant having recently been sold at auction. Originally there were up to approximately 30 domestic size garage plots for rent.

Access is directly off Warsop Road and this is the only vehicular access in or out of the site.

The site is generally level with no excessive changes in level and the rear gardens of dwellings surrounding the site extend up to the site periphery.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it although the introduction of 4 one bedroom single storey dwellings will create a welcomed increase of this type of property, which is not in great supply locally.

The re-development of this redundant garage site will also ensure that the area does not end up with derelict waste ground that would inevitably attract fly-tipping and other acts of social nuisance.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, e.g. local builders, builders merchants and suppliers etc.

Planning Policies

We consider the proposal complies with national and local planning policies.

The area is designated as a housing policy zone and so the proposed use is appropriate.

Development of existing 'brown field' sites such as this is to be encouraged.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

Peter Dimberline Limited

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EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances between the new dwellings and existing houses.

It is considered that the proposal is particularly appropriate in that it is a desired use of an existing brown field site and creates a number of 1 bed dwellings, (of which there is not an over-supply locally), in a sustainable location.

Public transport services are also available nearby.

DESIGN

Use

The proposal is to erect a group of 4 no. one bedroom single storey properties.
Each dwelling will have a parking space within their site curtilage.

Amount

The proposal creates one bed dwellings with an additional study room. This could double up as a second bedroom should there be a need for a carer to reside, if the bungalow is occupied by an elderly person who requires a carer to be resident on site.

The overall floor area of each of the bungalows will be approx. 600 sq ft. The dwellings meet the standards set out in the South Yorkshire Residential Design Guide.

Layout

The proposed dwellings will be constructed with the main elevations facing the new access road. Each will have a parking space.

There will be no overlooking issues and separation distances between all dwellings, both new and existing, will meet the appropriate standards.

Private garden areas will in all cases be located to the rear of each dwelling, affording maximum privacy.

Scale

The surrounding property takes the form of traditional semi-detached dwellings.. The proposed development is single storey and will naturally sit at a lower level than the surrounding property, so there is no conflict in height terms with the relationship with the existing dwellings.

The proposal is appropriate to its setting and indeed single storey dwellings are most suitable for this site, allowing the maximum perception of 'openness'.

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Landscaping

There are no landscape features on the site although the proposed dwellings will have their own private garden spaces to the rear and smaller private garden areas to the front, that are likely to be 'open plan' in design terms. There will also be an opportunity to create a soft landscaping verge area between the new access road and the existing fences located to the rear of properties on Warsop Road, whose rear gardens extend to the boundary with the site. This planted verge will ensure there is a suitable degree of new landscaped screening to counter the various types of fences that exist along this boundary.

Appearance

The external built form will be of good quality facing brick with brick detailing. The roof will be plain concrete tiles, all to LPA approval. The whole, harmonising with surrounding properties.

Access

Access to all properties will be directly off the new access road located to the 'front' of the dwellings. It is also proposed to create a turning space as part of the vehicular access arrangements.

The applicant is aware that there is a 'pinch point' on the access road from Warsop Road. This may restrict a fire appliance of a larger size entering the site. In such a situation, the applicant is prepared to ensure that there is a fire hydrant located in a suitable location to satisfy the fire authority in respect of hose distances from dwellings etc. In a worst case scenario, if a hydrant is not considered a suitable compromise, then each dwelling will be provided with an automatic sprinkler system connected to a fire alarm.

Refuse will be collected from a purpose built wheelie bin storage compound located near to the junction with Warsop Road.

The drives will be surfaced and sealed, with no excessive gradients.
Access into the dwellings will be designed to be compliant with the DDA regulations.