

Proposed Residential Development
At Land within the Curtilage of : 9 Quern Way
Darfield
Barnsley
South Yorkshire
S73 9DS

Design and Access Statement

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1. INTRODUCTION

This design and access statement has been prepared to support a full planning application - for the erection of 2 number two bedroom detached dwellings together with associated parking and landscaping at the within the curtilage of 9 Quern Way, Darfield, Barnsley.

This statement is intended to explain the background and justification for the proposed scheme, as well as describing the proposals for having regard to such matters as design, access, landscaping and impact upon the character and amenities of the surrounding area.

In addition to this statement the application comprises detailed plans, elevations and streetscenes.

The site has no previous Planning Applications

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The site lies within the settlement of Darfield within the Metropolitan Borough of Barnsley, South Yorkshire. Darfield is situated on the A635 road, which links Barnsley and Doncaster. It is 5 miles from Barnsley and 11 miles from Doncaster. To the North is Leeds (27 miles by road) and to the South is Sheffield (15 miles by road). It has a population of around 8,000.

Darfield has a good range of shopping and community facilities including shops (one of which incorporates a post office), public houses, a church and an Old Peoples Centre. There are also two parks and a pavilion.

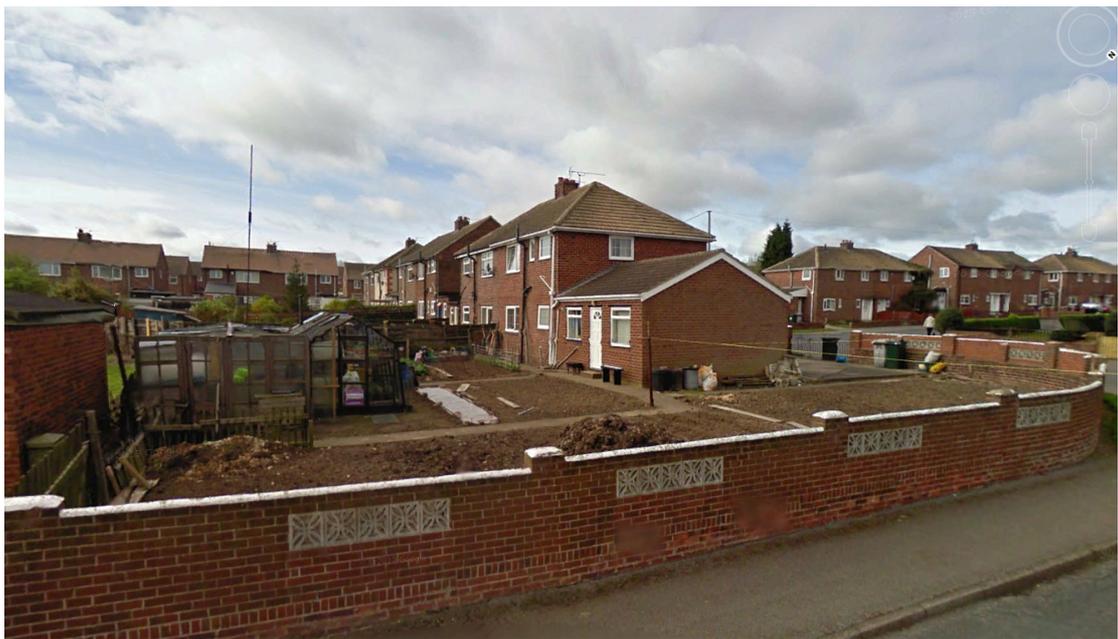
The site is rectangular in shape and is approximately 503m² (0.0503hectares) in area. The Topography of the site, in terms of levels, is flat. Existing levels will not need to be altered to accommodate the proposals. The site is surrounded by dwellings of one

and two storeys. The local area is characterised with residential dwellings of all scales and vernacular.





Streetscene - From Quern Way



Streetscene - From Highfield Road

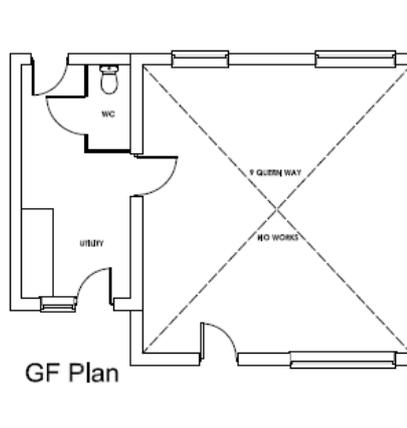
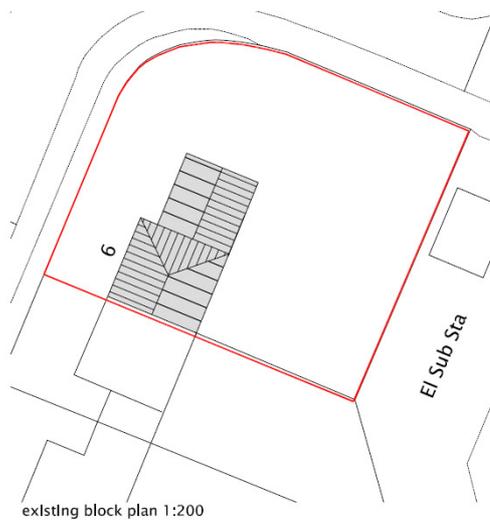
THE PROPOSAL

The proposal seeks to construct 2 number 2 bedroomed 2storey dwelling houses, within the current curtilage of the site.

THE DESIGN

The proposed site is situated within an existing established residential area. Within the current demise is an existing Two bedroomed semi-detached house with an attached side garage. The proposal is to scale down the size of the garage to form a utility/ WC area. The introduction of the WC will modernise the existing property and the existing elements of construction will be upgraded to meet current U Values.

The proposals have an allocation of 1 No. car parking spaces per dwelling.



The 2 No New dwellings have been designed to suit the corner plot, with both road facing elevations representing front elevation to the dwellings. The South Yorkshire Residential Guideline has been considered as the main point of reference when designing the scheme – in particular Section 2.10 and Section 2.11.



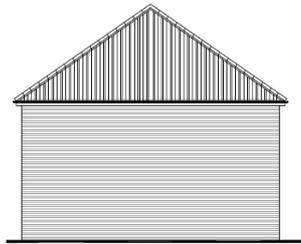
Front Elevation



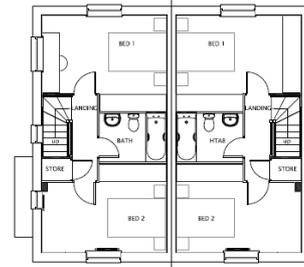
Side Elevation 1



Rear Elevation



Side Elevation 2



The proposals are design to be in keeping with the surrounding dwellings in appearance, scale and mass. All properties have a garden area of over 50m2.



Front Elevation



Side Elevation



Rear Elevation

OPPORTUNITIES AND CONSTRAINTS

The Opportunities and Constraints relating to the application site are set out below:

Opportunities

- Existing residential site, principles of development have already been established
- More efficient use of land
- Enhancement of established residential area.

Constraints

- Possible over development.

Opportunities

The site has been designed having regard to the information detailed above to include the physical context and setting of the site and the opportunities and constraints.

This style of dwelling is simple and will enhance the current area. The simplicity of the designs will also lend itself to the dwellings having a low carbon footprint.

The application site lies alongside the curtilages of residential properties. As such, the principle for utilizing this area between the existing dwellings for redevelopment for housing is established, acceptable and appropriate.

The application makes efficient use of the site and takes into consideration PPS3 which supports character led development which respects the surrounding area. The application site is well integrated with and compliments the neighbouring buildings and the local area in terms of scale, density, layout and access. The development also

enhances a distinctive character that relates well to the surroundings and supports a local pride and civic identity. The private garden to the properties and scale of the property is that of a family home.

Space about Design gives guidance on the relationship of buildings in terms of the distance between them. All buildings are greater than 21m Front to front from existing buildings and 12m side to front.

Currently the site is used as garden to an existing property, benefitting from its own road fronting access. An extra 2 No.dwellings would not create conditions prejudicial to highway safety and would have a positive effect on local amenity.

Constraints

With regards the efficient use of land and the possibility of over development I would refer to section 6 of the National Planning Policy Framework, which refers to the need to boost significantly the supply of housing where land becomes available.

Darfield is a desirable residential village area with well established residential amenities. The proposal itself is within walking distance of the following amenities:

- School
- Church
- Public Houses
- Park and recreation land
- Newsagents
- Post Office
- Doctors
- Village / Community Hall
- Local Museum

The proposal is also within easy walking distance of several main bus routes to Barnsley Town Centre.

The current site sits within 0.053 hectares of land, giving it a density of 60 dwellings per hectare (dph). It is an efficient use of land in a highly sought after area where development land is at a premium.

Darfield has a good service base and is reasonably close to employment opportunities. Further growth is possible without detracting from its basic form and character and the village is therefore suitable for further residential growth.

POLICY

The South Yorkshire Residential Guideline

Although the development is less than 10 dwellings the South Yorkshire Residential Guideline has been considered as it is used as the main point of reference when assessing schemes of less than ten dwellings – in particular Section 2.10 and Section 2.11.

Amongst the reasons for the poor quality were:

- Standard house designs and estate layouts applied without regard to context or local character
- Unsatisfactory car parking
- Rigid adherence to standard plans and methods of construction
- Inadequate communal spaces

The outcome will be places that are:

- integrated into the surrounding environment
- vital, active and well managed
- equitable, cohesive, inclusive, safe and secure
- local, distinctive and attractive
- efficient, flexible and adaptable.

Together, these constitute the characteristics of sustainable development.

COMPLIANCE WITH POLICY

The South Yorkshire Residential Guideline

Technical Requirements 4A

A1 – Amenity Space – Recommends a minimum of 50 m² for private gardens to 2 Bedroomed dwellings. The proposals are below:

Plot 1 Amenity Space - 110m²

Plot 2 Amenity Space - 54m²

Plot 3 Amenity Space - 87m²

A2-Internal Space Requirements (Required in Brackets) Note Plot 1 not applicable as the internal space is existing.

Plot 2 and 3

Double Bedrooms – 13.1 (12)

Single Bedrooms – 12 (7)

Bathroom - 4 (3.5)

Kitchen - 9.4 (11)

Living Dining - 18.8 (17)

Storage - 6 (3.5)

Although the allocated kitchen area is smaller than recommended the total area for Kitchen, lounge and dining (28.2m²) is higher than the recommended Kitchen/Dining/Lounge total of 27m².

The proposals also far exceed the minimum dimensions for the bedrooms and lounge.

The proposals conform with the guidelines provided within the Building for Life Checksheets, where compliance for developments of less than 10 dwellings is deemed essential.

As an existing and well established residential area, the community facilities and public transport infrastructure are adequate.

The proposals are for 2 No. 2 bedroomed properties with off road parking, which is well structured and street facing. Sited on a corner plot it has been designed to turn the corner with an entrance door and a feature oriel window. The two-bedroomed tenure mix is likely to appeal to first time house buyers.

RESIDENTIAL AMENITY

The proposed site layout demonstrates that the proposal could be fenestrated so that the privacy of the neighbours is not harmed, and that sufficient amenity space is retained for all the proposed dwellings.

Access would be taken from Quern Way and Highfield Road onto the proposed car parking spaces to the front and rear of the properties. The car parking spaces would be in use prior to occupation of the dwelling.

HIGHWAY SAFETY

Due to the positioning of the driveway and the amount of property served, there will be low volume, low speed traffic passing the house. I therefore see no hazard to the existing infrastructure will be presented by the proposal.

DESIGN AND ACCESS SUMMARY

Design

The proposal has been sympathetically designed to enhance the area and augment the currently well-presented village settlement.

Opportunities and Constraints

The proposal will use land efficiently in an existing popular residential area with substantial amenities, without over development.

Residential Amenities

The proposals ensure the minimal disruption to the existing residential amenities.

Highway Safety

The proposals ensure the minimal disruption to the existing highways infrastructure.

CONCLUSION

For the reasons above, it is considered that the proposed residential development of this site conforms to the aims and objectives of Local policies and current Government Guidance without harm to matters in the public interest.

Overall, the scheme represents a high quality sensitive approach, such that planning permission can be granted.