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DESIGN AND ACCESS STATEMENT

SUPPORT OF APPLICATION

FOR

ERECTION OF NINE DWELLINGS

AT 1, PONTEFRACT RD. CUDWORTH, BARNSLEY

6TH OCTOBER 2011

Introduction.

This revised Design and Access Statement is submitted in support of the above application, it supersedes the previous supplied statement in relation to the erection of 9 terrace houses on the site. The submission is made as part of the newly adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE publication, "Design and Access Statements".

This proposal is submitted in detail for the development of 8 semi and 1 detached dwellings.

i) Background.

a) Site Assessment.

The subject site extends to some 0.2 hectares or thereabouts. The site is roughly rectangular in shape. Whilst the site is relatively flat it slopes slightly towards its eastern boundary.

The site fronts onto Pontefract Road to the west and Intake Lane to the north.

To the north beyond Intake Lane is a petrol filling station which it is understood is due for demolition and redevelopment for residential purposes. To the west, south and east of the site are residential properties of varying age, forms and type. The site is located in a well established predominantly residential area. There are a number of protected Lime trees located over the boundary of the site to the south.

The current use of the site is a vacant development site. It was previously concrete works, which as since been demolished.

There are no listed buildings adjacent to the site nor is the site within a Conservation Area.

The site is located on main public transport routes and is within walking distance of all local facilities including shops and schools.

A separate report has been submitted with this application in respect of contamination issues.

b) Involvement.

Pre-submission negotiations between the Council's Planning Officer Alexandra Cotton, have been undertaken including discussions regarding the details of the scheme. These discussions were in the context of the previous planning history of the site. It is understood that there are no objections to this scheme.

It will be noted that the scheme has been amended and altered in line with the Planning Officers comments.

c) Evaluation

It was identified that owing to the site's location on a brownfield site within a sustainable urban location that the principle of the proposal for redevelopment of the site met with government guidelines in terms of PPG3 and PPS3. The advice in those documents seeks the fullest use of previously used land. The Council also previously granted outline planning permission for development on 25th February 2005 No B/05/0340/CU. And full permission for the erection of 21 Apartments on the site under application no. 2007/0514. Subsequently full permission for the erection of 9 town houses was approved on 16th December 2008 under application no. 2008/1590

In terms of the specific details of the scheme a number of opportunities and constraints were identified other than the general requirement to meet with the Council's standards in terms of "Space about Buildings" etc.

The starting point and an analysis of how the site could be developed was the previous refusal of a proposal for residential development which highlighted the Council's concerns regarding that scheme (application no 2006/1393 refused on the 17th August 2006).

It will be noted that in the previous scheme was monolithic and institutional in design with little features to break up the scale and massing of the development. It is recognised that. the scheme would have had a detrimental impact on the street scene.

(i) The Issues

1. The economic facts

The former applicant had concerns about economic viability of the previous schemes in terms of building apartments and terrace houses on the site. The revised scheme now submitted meets all the concerned parties requirements and will provide a housing scheme more in keeping with the requirements of this village location.

The architects fully analysed the Council's concerns, and in the context of this fully re-examined the design, location and siting of the proposals. It will be noted that uses of architectural detailing including porches, changes in material and stepping of rooflines were all incorporated to reduce the mass and scale of the buildings. As can be seen from the submitted plans the design of the proposal results in an attractive modern development, which is sympathetic to the site and its setting.

2. Trees

It will be noted that the original outline planning permission incorporated conditions in respect of the requirement for a Tree Survey. The Council considered that the previous proposal could have had a detrimental effect on the trees. It will be noted that the subject scheme now submitted steps the building away from the trees and it is suggested that any further requirement in respect of trees will be dealt with by means of condition.

3. Contamination

A contamination survey has been submitted with this application.

d) Planning Policies.

The site is unallocated within the Development Plan. The following policies are considered relevant to the consideration of this application: -

BE6	Design standards
SPG3	Infill Residential Development.
SPG9	Trees

ii) The Scheme.

The overall scheme comprises four pairs of semi detached houses and one detached with associated car parking and private rear gardens areas. The scheme has been carefully considered and is wholly appropriate for the site.

The scheme provides an attractive modern proposal, which will enhance the amenity of the area.

iii) Design and Access Justification.

a) Use. Amount and Layout of Development.

The site is located within a predominantly residential area with a mix of types and forms of development to all different forms and densities. It is considered that the density proposed for this area is in line with government guidelines.

The site is located on a brownfield site close to local facilities and is on public transport routes.

Access and parking arrangements have been designed to comply with the Council's standards. Bin stores and cycle stores are provided.

Details of crime prevention methods will be incorporated into the detailed design, however, secure fitting locks to doors and windows will be provided. The parking areas are fully visible from the development. Appropriate lighting and boundary treatment will also be incorporated into the proposal.

Safe and convenient access to the individual houses in the buildings will be provided for all users. Entrances to the homes are conveniently located and accessed from level paths linking to the car park area.

b) Scale. Appearance. Landscaping and Access.

It is considered that the proposed two-storey format of the development proposal is more appropriate for the location and will provide an attractive feature within the street scene. The form of the building has been broken up in terms of its elevation treatment with porches, use of materials, all of which break up the facade and reduce the scale and mass of the building. There is sufficient distance from the proposed dwellings to properties around not to give rise to issues of harm.

Care has been taken to ensure that the development is sensitive to the site and its setting.

Landscaping of rear and front gardens of the site will be incorporated including retention of the existing trees. It is understood that issues of landscaping will be dealt with through the submission of a detailed reserved matters landscaping scheme.

c) Access

The layout as submitted demonstrates that:

- 1.Suitable vehicular access to Intake Lane can be provided;
- 2.Cycle stores have been provided;
- 3.Bin stores have been provided.
- 4 Parking to appropriate standards;

Other Issues.

The proposal will not have a major impact on economic implications. The proposal will, however, have implications in terms of improvement of the living conditions of residents around the site. The form of housing will also increase the mix of housing types available in the area.