

M3008.6

Design & Access Statement for School Street, Barnsley

The site affronts School Street, Palm Street and Thorntree Lane, Barnsley and is presently used for garaging of private vehicle with 3no Precast concrete garages units and 2 hard standing areas access to these being off School Street.

The proposal is to erect 3no 3 bed 5 person houses on the site using traditional material of brick and grey tile together with incorporating a contemporary look for the external façade. Each property is ideally suited to bring up families in a close knit community, close to all amenities; level access to both front areas of each unit affords easy access for both ambient and disabled persons.

All properties are both DDA compliant and designed to the highest technical specification to encompass ecological requirements and emissions of green house gases.

The development of this pocket of land and provide the area with additional housing meet currant needs.

Links

By Air

Leeds/Bradford International Airport is the most accessible to the site. This is approximately 55 minutes drive, accessed via M1, M62, M606 motorways. Manchester International Airport is also approximately 1 Hours drive from the site via M606, M60, M67 and M56.

By Rail

The rail networks are good in the area with Penistone and Barnsley station being less than 2 minutes from the site this provides direct access to neighbouring towns and cities.

By Road

The site is accessed off Greenfield Lane onto School Street, both of which link to the main highway into Barnsley.

The site is approximately 15 minutes from Barnsley and 25 minutes from the M1 motorway.

Leeds is approximately 30 minutes drive from the site.

By Bus

The nearest bus route runs from Greenfield Lane and direct to Barnsley Centre

The buses provide easy economical access to the town centre and also commute to the main rail station. Buses run on a very frequent service.

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Pedestrian

Amenities within the area are just short walk away; these include shops, dentist, doctors' etc. public houses and local hospital.

Schools for all generations are close to the site and within easy walking distance.

The Application site is rectangular in shape, bounded by both houses and public amenities, it is currently used for garaging of several vehicles (private) but generally is over grown with vegetation and weeds.

The main restriction to the development are maintaining views, overlooking distance to other properties and site levelling. Sufficient car parking spaces on the site have been identified. The topographical plan identifies a fall across the site from a highpoint on Thorntree Lane down to School Street.

Particular attention had been made to the aims and objectives of the following key policies in developing the application proposal.

Barnsley MBC, Unitary Development Plan:
H5, H6, GS 2, T22 & H27

Barnsley MBC Supplementary Planning Guidance:
SPG 02, 03 and SPG 11

Factors Influencing Design

The rationale behind the design is based upon several key drivers: -

- To create an exemplary housing scheme to meet the needs and requirements of contemporary living.
- Built form to respond to the site and topography, the built form must respect and respond to the mass and scale of the adjacent buildings.

To create a genuine sense of place and community and achieve good standards of Architectural quality in terms of building positioning, grouping, massing scale, materials, Architectural detailing and elevational design that makes a positive contribution to the public reaction

The positioning of the proposal development makes full use of the site as a whole without influencing adjacent proportion.

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Application Proposals

Use

The development follows urban design principal i.e. the relationship between different buildings and the street and buildings

Amount

The proposed scheme offers 3no 3 bed 5 person family houses, which is an efficient use of the land as per Barnsley SPG 02 documents.

Layout

- The layout provided well planned and designed environment which welcome people to live, socialise and play.
- To clearly define entrances and edges and establish gateways and focal points.
- To ensure that the development makes the best use of the land as per the high density achieved which is appropriate to the local farm and character and in accordance with PPS 3.
- Car parking is provided 100%, this is within the curtilage of the site and within the requirement of SPGH

Scale

The proposal is of two storey development and therefore will not impose on or dominate the streetscape.

Landscaping to both front and rear of the development will help soften the streetscape and relate the new development with existing urban scene.

The Architectural language of the new development will respond to the local vernacular utilising the traditional materials of red brick and concrete tile roof.

In addition, the proposals will offer a contemporary feel through the use of projecting windows surrounds, modern detailing and large windows. Asymmetric roofs add to the contemporary feel of the project development, moving away from the typical housing association standards.

Sustainability

This site offers a great opportunity to create a sustainable development. The open views ensure the amenity for future residents is good.

Pre application discussions have been held with Barnsley Planning Department which received positive feedback.

The proposed plans allow for a development of high quality, creating a well interpreted residential development which respects the existing built and material form of the surrounding areas.