

**DESIGN AND ACCESS STATEMENT IN RESPECT OF  
A PROPOSED DEVELOPMENT OF A PAIR OF SEMI-DETACHED  
DWELLINGS ON A SITE ADJACENT TO NO. 2 NEWTON STREET,  
OFF SUMMER LANE, BARNSELY.**

**ASSESSMENT OF CONTEXT**

**Physical**

**Surroundings**

Although the site currently operates as a car sales compound, the general area is predominantly residential consisting of traditional terrace dwellings with a recently constructed apartment block to the west. There is a mix of small scale commercial outlets generally dispersed along Summer Lane. The site has no special designation and it is not in a conservation area. The site is within walking distance of the town centre and so is in a 'sustainable' location.

**Site**

The site as mentioned operates as a car sales compound and this use will cease if this application is successful. The site has a gradual fall from west to east of approx 700mm and there are no permanent structures that require to be demolished.

Newton Street runs fully across the site frontage (northern boundary) and Chesham Road runs alongside the rear (southern) boundary

Terraced property exists to the east of the site and has frontage to Summer Lane. To the west is a 3 storey apartment building. The site has no trees or dominant landscape features.

**Social**

The proposed residential use will be more compatible with surrounding uses and the relinquishing of the car sales compound will be an improvement in social terms.

**Economic**

Due to the scale of the proposed development there will be no significant economic effect.

There will be the potential for certain local businesses to be supported by this project both in the short term, e.g. local builders merchants and suppliers and in the long term 'high street' businesses on a day to day basis by the new families that will occupy the dwellings.

**Planning Policies**

We consider the proposal complies with local planning policies and broad discussions have taken place with the planning department to establish that the proposal in principle could be supported by the planning authority.

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**INVOLVEMENT OF COMMUNITY MEMBERS**

Our client has discussed the proposed development with some adjoining neighbours who are generally supportive of a modest residential scheme.

Basic sketch layout proposals have also been discussed with the planning department and general comments received which have been considered in the preparation of the submitted scheme.

**EVALUATION**

We consider that local planning design guidance has been complied with in respect of amenity space allocation, separation distances, overlooking and overshadowing etc.

The economic viability of the development clearly depends upon the creation of a minimum number of 2 units.

Our client considers there is a local need for dwellings of the type proposed and that this is an appropriate form of development.

**DESIGN**

**Use**

The site is currently occupied by a car sale compound, however it is considered the alternative residential use would be more appropriate.

**Amount**

The proposal is to erect a pair of 3 bedroomed semi-detached dwellings each with private garden areas and off – street parking facilities.

**Layout**

The proposed dwellings will be constructed with their main elevations facing Newton Street with private garden areas to the rear. A driveway to the side of each dwelling will provide parking space and the applicant proposes to create a further parking space adjacent to no. 2 Newton Street for the use of that occupier. The dwellings should create a suitable form of infill development and help reinforce the residential 'street scene'.

Crime prevention measures will be addressed at design stage to include for example:

- A security alarm system
- External security lighting
- Boundary treatment will be kept to a height level where footpaths are not hidden from view
- The main entrance doors and windows are on the principal elevations of the buildings
- The proposed dwellings are overlooked on all elevations by existing dwellings and therefore to some degree this will help 'police' the external spaces.

*Peter Dimberline Limited*

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**Scale**

The surrounding property, with the exception of the adjacent apartment building, takes the form of established terraced dwellings generally two storey in height.

The proposed dwellings are two storey and therefore appropriate to their setting. They will however be 'stepped' to follow the natural gradient along Newton Street.

**Landscaping**

Basic landscape proposals will be introduced as part of the developers works and will take the form of selective tree and shrub/hedge screening generally around the perimeters of the individual garden areas.

Front forecourt areas will have a metal balustrade guarding to the back edge of the existing footpath.

**Appearance**

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

**Access**

The access drives to the plots will be directly off Newton Street.

Drives will be surfaced and sealed, with no excessive gradients and will be suitable for use by disabled persons. Access into the dwellings will be easily negotiated and again level access will be provided for people with disabilities.