windle cook architects
927 Chesterfield Road Sheffield S8 0SS

Telephone. 0114 235 9910
E mail: architects@windlecook.free-online.co.uk

Development at Park Road, Worsbrough, Barnsley
For Mr W Coles

Design and Access Statement

The vacant site lies within an existing residential area, forming a buffer between Kendal Crescent and Park Road. It was the subject of two separate applications for flats development, and an un-successful appeal. Subsequently an application for 3 dwellings was granted at appeal, and this application is a resubmission of that lapsed approval.

The site is currently scrub land bounded by a substantial stone wall to the Park Road boundary to the East and South, and a stream to the West. The stone wall is seem as an important part of the local character and will be retained as part of the development. Vehicular access is taken to the South end of the Park Road frontage down a 1 in 12 gradient ramp, providing level pedestrian access into the site.

The existing stone boundary wall remains and is rebuilt both sides of the car park access to increase visibility for traffic emerging from the site. Visibility splays previously agreed with the local Highways Authority of 2.0x70m and 2.4x 40m are achieved. Locating the parking adjacent the site access at the southern end of the site avoids any vehicle movements close to the rear of the gardens of Kendal Crescent properties.

The houses have been designed to create a sense of place. Materials will be concrete slates, with manmade stone walling. The proposals are set down relative to the adjacent public footpath, and are 2 ½ storey high:- effectively 2 storey high from Park Road which reflects the height of nearby buildings and ensures the development sits well within it's environment. Detached dwellings are characteristic of the area.

The distance from proposed windows to the rear elevation of properties on Kendal Crescent is in excess of 30m, exceeding the requirement of the Supplementary Planning Guidance. The distance from the proposed dwellings to the rear garden fence of the Kendal Crescent properties is between 8.5m and 10m, with the gardens being around 20m deep. The Kendal Crescent properties generally have outbuildings along their rear boundary which serve to screen

Windle Cook Architects Ltd. Registered in England No. 3301505 Directors: R Windle and M. Cook Secretary: N Windle

VAT Registration No. 706 0562 60

the extreme ends of these gardens so there is little or no effect on the amenity provided by the garden areas of the Kendal Crescent properties

The site is bounded on the west by a small stream, we are not aware of problems of flooding within the site associated with this stream however Environment Agency guidelines with regard to floor construction and routing of electrical cables etc. will be followed.

Internally, the unconventional layouts reflect the constraints of the site levels, with a lounge on the Lower Ground Floor level with access to the private garden. The remaining accommodation, with 3 Bedrooms, is stepped within the dwelling. All of the houses have a large entrance hall with accessible wc to allow for wheelchair/ambulant disabled manoeuverability on the entrance level, and corridor widths that are above the minimum Building Regulations standard.

Sockets and switches will be located at appropriate heights and consistently within the rooms throughout the development.

One garage space is provided for Plot 1, and a total of 4 open parking spaces are provided for the 3 dwellings.

It is confirmed that soakaways will not be acceptable, and there will be a requirement for the run-off from the site to be limited to 5 litres/second. The detailed design and calculations to establish this and requirements for on-site storage by use of oversized pipework are as designed by Eastwood & Partners.

The discharge is be taken to the watercourse with a suitable headwall detail which would not affect the flow.

In order to prevent mud and debris from being deposited on the public highway, the developer will be using a pressure washer to ensure that when leaving the site, construction vehicles wheels will be cleaned. Any debris that gets on the road will be brushed away manually

Construction workers will be in gangs that will car share. Vehicles will not be parked on site due to limited space. Storage of materials on site will be all fenced off securely within the site to prevent been stolen and for safety with a steel container for storage of materials, tools and equipment.