

SAXTON DESIGN LIMITED

Architectural Design Consultants

Design & Access Statement

Client: Blunt Homes LLP.

Project: Erection of 10 No. 3 Bedroom Town Houses at
Hunningley Close, Stairfoot, Barnsley.

SITE DESCRIPTION & HISTORY.

The application site is located on the eastern side of Hunningley Close, Stairfoot & was the site of a former clinic. The site area is 0.28 hectares & the former clinic was located centrally on the site with associated car parking & service areas. The clinic has now been demolished & the site is clear for development.

An outline planning approval for the erection of 10 No. 2.5 storey high 3 bedroom town houses was approved on the 28th October 2014 under planning reference 2014/0882. This full planning application seeks to gain approval for a change in house type design, all other aspects of the development including the site access & parking arrangements remains as shown on the previous approved plans.

PLANNING & DESIGN:

No formal discussions with the LPA have taken place with regard to the proposal as the principle of a residential development at this location has already been set.

The main change to the development as now proposed involves the actual house type designs. The approved design was for 2.5 storey high town houses arranged in 2 blocks of 5 dwellings. The new designs are for 2 storey high town houses which are also arranged in 2 blocks of 5 dwellings. The front building line onto Hunningley Close is maintained as per the 2014 approval.

The proposed town houses are of a traditional design & would be constructed in Amberley Red Multi facing bricks supplied by Terca & Calderdale Slate concrete interlocking tiles in dark grey colour supplied by Sandtoft Tile Company.

Windows are to be in white upvc.

The site is located in a sustainable area & is served by the following excellent amenities:

Public transport links into Barnsley.

Education facilities.

Medical facilities.

Shops.

The following national planning policies have also been considered:

PPS1 – Delivering Sustainable development.

PPS3 – Housing.

LANDSCAPING:

The only trees located on the site comprise a small group in the north-eastern corner & the removal of these has already been agreed under the previous approval. New tree planting has been shown on the submitted site plan to compensate for the removal of the existing trees & these are to be planted at the earliest opportunity. All the front & rear gardens will either be turfed or seeded.

ACCESS & PARKING:

Access to the parking court will be via a new private drive which is to be finished in tarmac & be capable of supporting a 26 tonne axel load. The alignment & layout of the proposed private drive is the same as previously approved & will accommodate access for a refuse vehicle on bin collection days.

Each new dwelling is to be provided with 2 designated parking spaces.

A bin storage area for use on collection days is to be provided to each dwelling.

A level access into the properties will be provided to facilitate wheelchair entry as required by current building regulations.

NOISE SURVEY:

The noise survey which was prepared by the White Agus Partnership for the previous application has been submitted as part of this new application. The findings of the report as listed under Section 5 – Recommendations for Sound Attenuation Scheme Proposals will all be incorporated into the development. These include the provision of a 3.0m high solid barrier to the rear of the site & this is shown on the submitted site plan. In addition the report recommends that an alternative form of ventilation to the dwellings be provided so that adequate ventilation can be provided without the windows having to be opened. This measure will be agreed with the local authority building control department prior to the commencement of the development.