
**PROPOSED OUTLINE TOWN & COUNTRY
PLANNING APPLICATION FOR RESIDENTIAL
DEVELOPMENT**

on

**THE SITE OF THE STURDY LADS
PUBLIC HOUSE
LONGRIDGE ROAD
MONK BRETTON
BARNSELY**

For

MASON & HORNER LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 **BACKGROUND**

The application is for development comprising the construction of twenty dwelling houses comprising

- Demolition of existing public house
- 2No blocks of three town houses
- 2No blocks of four town houses
- 1No block of six town houses
- Associated works and carparking

2 **THE SITE**

The site is situated at the junction of Longridge Road and Fishdam Lane, Monk Bretton, Barnsley



The Public House is no longer financially viable and there are establishments offering similar facilities in close proximity (e.g. Wharnccliffe Arms to the north, Old Bridge Inn to the east)

The site is approximately 3454sq with the Public House building located in close proximity to the rear boundaries to residential properties along St Anne's Drive at the western end of the site.

The remaining site areas are hard surfaced with tarmac providing car parking or unmade ground and un-kept grassed areas.

A the footway and grassed verge to Fishdam Lane form the eastern boundary of the site with Longridge Road to the north. There are rear garden areas to residential properties along the western and southern boundaries

The surrounding areas are predominantly residential and the site is shown within a Housing Policy Area on the UDP

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site lies within a residential area with little definitive character other than traditional, semi detached properties aligned in ribbon fashion either side of adopted highways.

The most recent development in the vicinity of the site is a block of three townhouses with rooms within the roof and front dormers (junction of Longridge Road and St Annes Drive).

New developments within the borough, many on busy transport routes into the town are characterised by being generally greater than two storey and close to the road frontages. These developments are generally in areas where two storey dwellings are the norm.

The extract below is taken from an e mail message to White Agus Partnership on 23rd December 2011 from Ms Laura Bibby with regard to a proposed small development of three storey dwellings:

..... I take on board your comments regarding the other developments in the borough, most of the examples you have provided are on new housing developments or corner plots where taller/landmark developments are expected.

The proposal is for new development on a corner plot and the design of the scheme takes this fully into account.

There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwellings are in keeping with the general style of properties on new developments throughout the Borough.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access points, restriction due to site topography and the proximity of adjacent building.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

4 SOCIAL & ECONOMIC CONTEXT.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings, orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

The site is close to frequent public transport links into the Town Centre

The site is within walking distance of shops and local amenities.

The general amenity of the area will be improved by the loss of the potentially noisy and disruptive activities within the Public House and associated car parking.

5 ACCESS

Access to the site will be via a new access road to be constructed to adoptable standards with short private drives as shown on the submitted drawings

The parking standards comply with the South Yorkshire Design Guide. The majority of parking provision for the whole development has been located away from the main road frontage.

A shared parking area has been provided to avoid the street scenes being dominated by hard surfacing for car parking. Thus providing the opportunity to introduce planting to soften the visual aspects.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 TREES

There are no trees, landscape or water features within the site.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.
