# Design and Access Statement

Proposed two houses with attached garages
And site development proposals.

Adjacent The Old Hall ( P.H.)
High Street
Great Houghton .
Barnsley
S72 OEN

For
Mr Julian Bland.

## DESIGN

### PROJECT OVERVIEW

The Old Hall is a disused public house with ancillary features, plus a large car park to the side and front.
Pre-application discussions have taken place with Mrs Alexandra Merryweather , Planning officer at Barnsley Metropolitan Borough Council in order to establish the key issues of this project. A subsequent application for the change of use form a Public House to dwelling has been submitted, approved and carried out successfully .
This stage is to complete the re-development of the site by the erection of two dwellings on the large defunct area of car park remaining .
There will be a right of way provided to the rear of the site for the residents on Church Street and negotiations have taken place with such residents and my client is donating the land for a footpath and land off the junction for further car parking for the community. This as well as the footpath is a generous gift to the community in compensate for the diversion of an antique footpath across the site from back to front. Negotiations have taken place with the footpaths section of the council and the proposals have been accepted in principle.
Part of the surroundings are connected to the Church at the rear which is a Listed Building but has had some awful extensions to the side visible from the site, nullifying any detrimental effect we could have had on the architectural impact of the Church.
There are no environmental issues such as Bats, contamination or Flood dangers

### LOCATION

The property is situated on a raised site with a long frontage to High Street in the village of Great Houghton. Which forms part of the old mining community approximately 6 miles to the East of Barnsley conurbation.

### TRANSPORT

Due to the nature of the proposal, no transport assessment is required and a brief discussion with the highways department came up with no problems.
The Village is served by 4 different buses which connect the area to Barnsley and Doncaster, with the corresponding transport interchanges to the National networks.

### OUTLINE OF THE SITE

The site of approx 1200m2 sq. metres currently has a Large recently built ( circa 1970s ) Brick faced Public House approximately 3,700 ft2 In more recent years this has been tenanted by a succession of landlords, none of which could change the fortunes of the Pub.
The site has large frontage , the depth tapering off to the South Eastern and South Western corners and has a driveway across the front with parking facilities for several vehicles . There are currently two access points from the High Street.
The half of the site left over after having converted the pub is approximately 650 m2 and lends itself to one narrow dwelling and one wider frontage, both with attached garages and turning facilities.
The site is in an established housing area. The properties in this area comprise of brick or Coursed stone and tile or slate roofs, terraced or semi detached houses.

**SITE DEVELOPMENT POTENTIAL**
The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area. Therefore further uses have not been explored in this instance.

**EFFECTS ON SURROUNDING PROPERTIES.**
As the proposal is for domestic dwellings that are designed within local planning criteria, there would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

**SCALE**
The design of the proposed building is of a traditional domestic scale, and in keeping with sizes and proportions of properties in this area.
The material, shape and scale of windows and doors are of a scale that are in keeping with local properties.

**LANDSCAPING**
The existing site would be cleared and all current landscaping removed. The site is flat and therefore no cutting or filling is required or intended. Upon completion garden areas will be simply covered with decking or paving slabs so as to keep maintenance to a minimum with no further specific planting intended, other than perhaps larger type plant pots. This will dictate the final occupiers personal tastes. There are brick walls to the front gardens and 1800mm high timber fences to the rear private gardens. It is proposed that a new fence will be erected to the West side of the building to separate the further piece of land off.

**ACCESS**
There are no special circumstances or requirements with regards to internal site roads. The normal parking requirements
Access into and around the interior of the dwelling will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.
Local roads are in good repair and vehicular access to the site from main roads is very good.

Date 05-06-2013

Signed P Dimelow

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