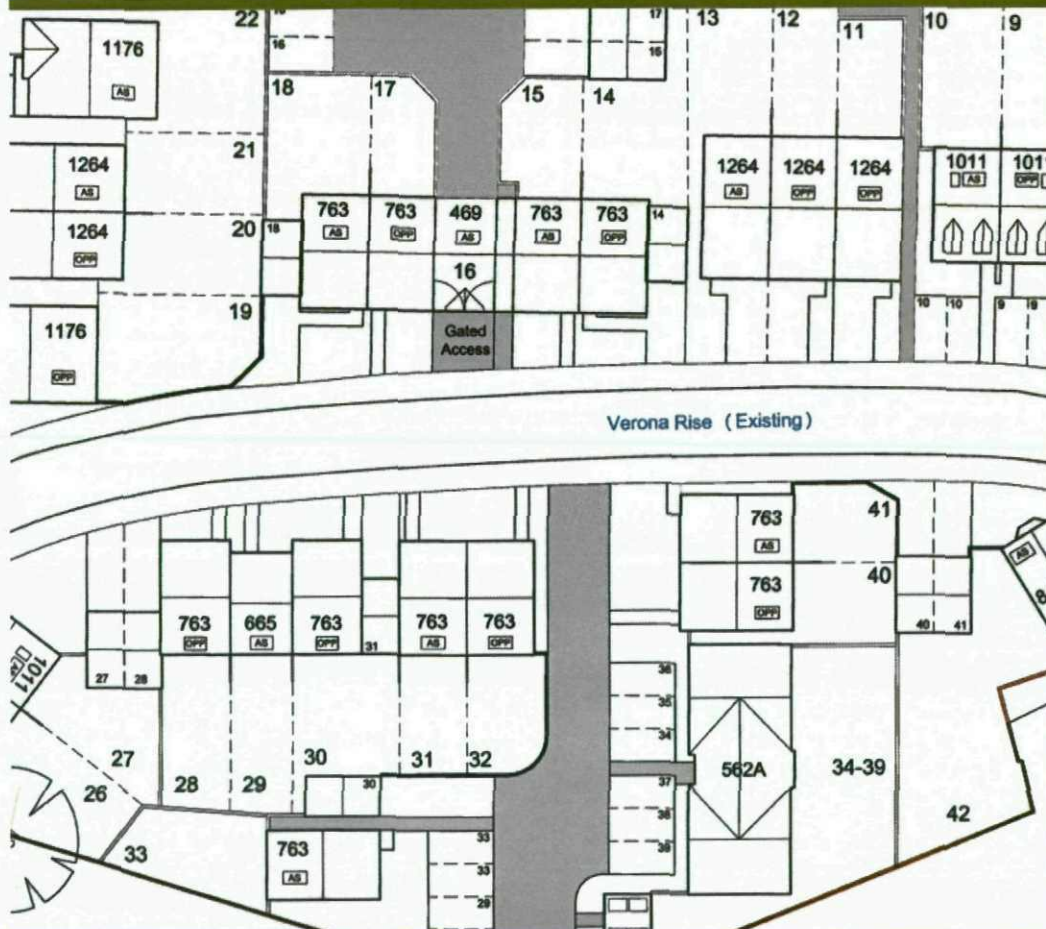


Verona Rise, Darfield

Design & Access Statement on behalf of Haslam Homes

Job No: 7238

Date: Nov 07



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INTRODUCTION

This Design and Access statement is submitted in support of the planning application by Haslam Homes for a residential development consisting of 42 residential dwellings comprising of three, two and two and a half storey house types and one 3 storey apartment block on Verona Rise.

The D&A has been compiled having regard to the advice contained in Circular 01/2006 and the advice produced by CABE. It does not form part of the formal application, but provides a descriptive support of the scheme.

The D&A seeks to explain how the form of the development sits in the proposed location, and how its scale and mass fits in within the surrounding location, and with nearby buildings.



CONTEXT OF SITE

The site is located in an area where there are established residential properties. Those properties are semis and are typical of the surrounding area.

Green park areas can be found adjacent to the site for recreational use.

There are several primary schools within 600m of the site and a secondary school of approximately 500m proximity.

There is a variety of shops such as clothes shops, DIY, and food services within 600m of the site and the town of Wombwell is within relatively close proximity of the site.



USE



The proposal is for a residential development of 42 dwellings, consisting of three, two and two and a half storey house types, and one three storey apartment block. This represents an appropriate use for this site. It is immediately adjacent to existing long established semi-detached properties, and opposite residential development.

APPROPRIATE DEVELOPMENT



The nature of this site, surrounded by different uses means that the site is suitable for residential development. A new housing scheme consisting of detached, semi, terraced and apartments will compliment the surrounding stock of semi-detached dwellings to ensure that an improved housing mix is achieved.

The national planning policy PPS 3, states that a minimum density of 30 dwellings per hectare has to be achieved. The site has a proposed density of 18.42 UPD.

SCALE & MASS

The proposal is for a scheme that incorporates 2, 2 and a half and 3 storey dwellings. The scale and massing is appropriate for the area and conform to the Council's space around dwellings' standards.

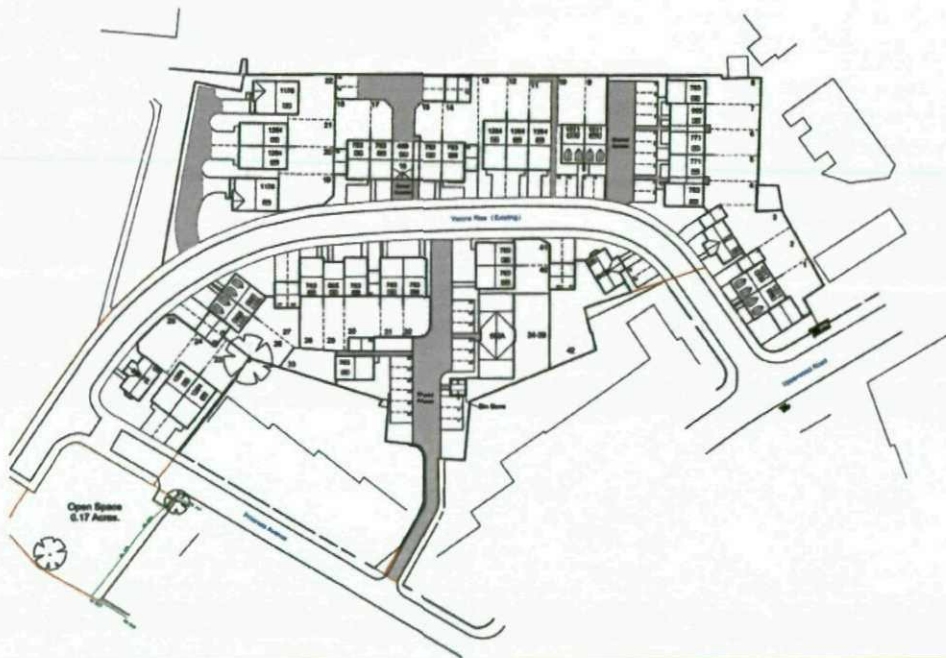
LAYOUT

The proposed layout is split into 2 parcels as an existing highway, Verona Rise, runs through the site.

Plots 1-12 have been designed so as to maximise the development and also to provide the majority of dwellings fronting onto Verona Rise. Plot 16 has been designed as a focal unit linking onto adjoining plots, but also designed to allow cars to drive under with gated alleys for security purposes.

Plots 23-42 have again been designed so as to maximise the development. A prominent frontage is proposed along Verona Rise with all dwellings designed with in-curtilage parking.

Within this parcel a feature apartment block has been designed with 100% parking. The effect of this layout is to provide a development that arouses interest, maximises frontage aspects but also ensures satisfactory stand off distances to residential properties in the vicinity of the site.



APPEARANCE

The proposed residential development will compliment the surrounding buildings, and in particular the style of the surrounding residential properties. They are of a simple form and the proposed layout will be relatively simple in terms of its physical appearance, mainly brick with brick heads and stone cills.

LANDSCAPING

Landscaping will be located to the frontage of properties. It will be appropriate in scale and content to a residential development of this nature, and will compliment the development. Landscaping will be green and soft, as befitting the location.

It is expected that landscaping will be conditioned as part of any approval of this application.





ACCESS

Access to Verona Rise is from Upperwood Road, which is well-linked to the B6096 and the A635. The road infrastructure means that vehicular access to the site is easy, reinforced by public buses, which run on a regular basis with stops on Upperwood Road, and Snape Hill Road. This demonstrates that this site is in a sustainable urban location.

Appropriate parking at 100% is provided.

