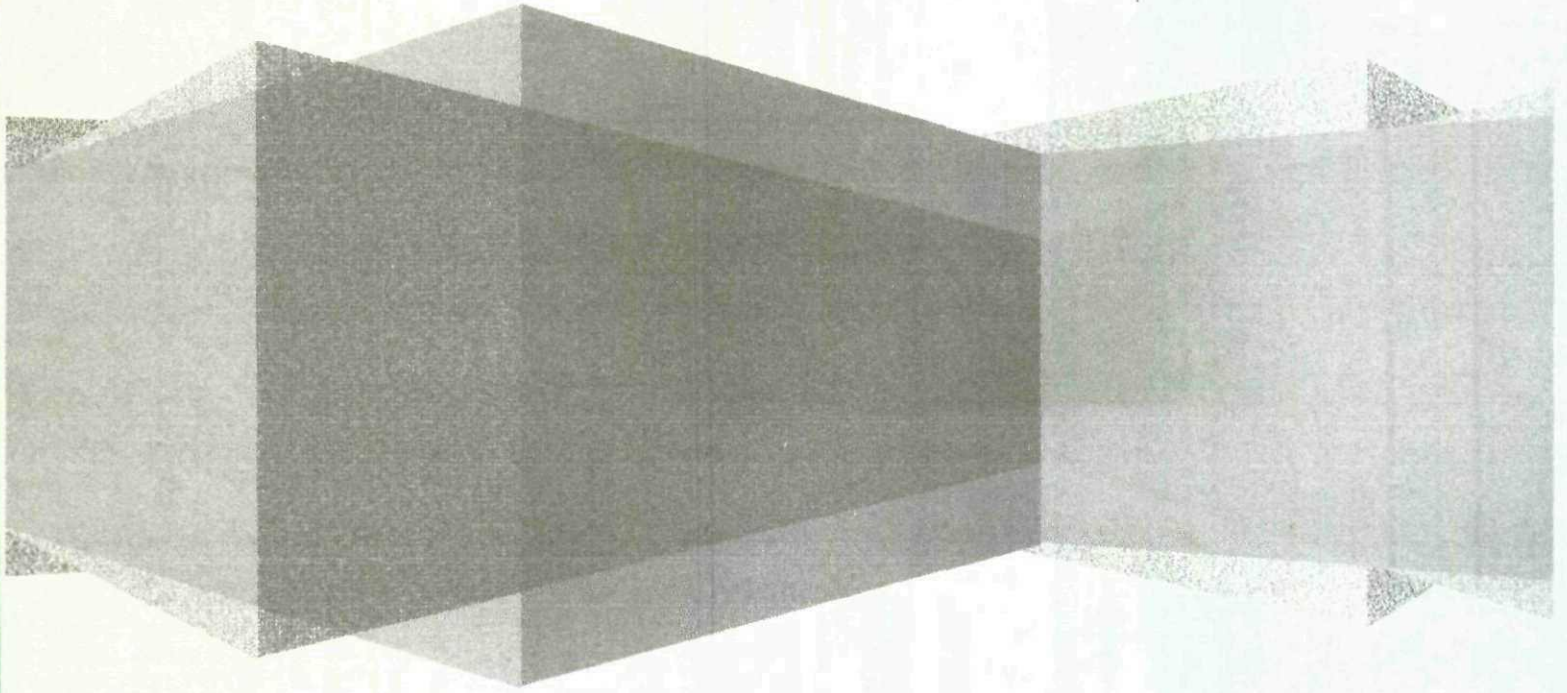
Prepared May 2009

Design & Access Statement

Proposed Development on land adjacent 16 BARUGH GREEN ROAD, BARUGH GREEN, BARNSLEY

Prepared By The WhiteAgus Partnership

For MR & MRS B. MOYNIHAN



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1.0 – BACKGROUND

- The application is a Full Town & Country Planning application for a block to the site frontage comprising retail use at ground floor level with three maisonettes above and three town houses to the rear of the site
- Car parking is to be provided within the development.
- Outline Town & Country Planning approval, including access, was granted on 3rd August 2007 with scale, design, external appearance and landscaping reserved matters, Application ref 2007/0800.

2.0 – THE SITE

2.1 - GENERAL

- The site lies within the administrative area of Barnsley. Barugh Green is approximately 5Km to the west of Barnsley town centre.
- The site is approximately 0.13 Hectares and is situated within the settlement of Barugh Green on Barugh Green Road (A635)
- The southern section of the site is overgrown and has been uses for fly tipping.
- The northern section of the site is a comparatively well maintained grassed area
- Barugh Green Road forms the northern boundary of the site.
- Immediately to the east of the site is a small supermarket and to the west is a hot food takaway.
- There are residential garden areas to the south and west.
- The site lies within an established residential area that is zoned as housing policy on the UDP.
- The site is not identified by the Environment Agency as an area where flooding is a risk.
- The adjacent buildings are not listed and the site is not within a conservation area.
- The site is designated as Housing Policy area on the UDP.
- Access to the site is from Barugh Green Road.
- The site is currently vacant, however there are remains of foundations on the land and it is believed to have been used in the past by the Co-op in conjunction with the adjacent shop.

2.2 – LOCAL AMENITIES

- The site is situated within the heart of the village with amenities close by
- There are existing retail and service provision in the area. The following facilities are situated nearby, all within walking distance, predominantly along Barugh Green Road:-
  - Hot Food Takeaway
  - Hair Design Studio]Public Houses
  - Pharmacy
  - Small Supermarket
  - Electrical Wholesaler
- The site is located within Barugh Green and opposite the site is the Barugh Green Recreation Ground and Community Centre
- Barugh Green Primary School is situated close by on Higham Common Road.
- The site is highly accessible by a range of transport other than by private car, including busses and walking. There is a bus stop immediately adjacent the site well served by a number of services. Bus services that stop provide links to Cawthorne, Higham, Darton, Kexborough, Mapplewell and Huddersfield as well as Barnsley Town Centre and transport interchange.

2.3 – ADJACENT PROPERTIES

- The buildings adjacent and within the vicinity of the site are a mix of styles, all of a traditional nature with no predominant theme.
  - To the south of the site are two storey, semi detached dwellings with Mansard roofs
  - To the west are traditional, stone fronted terraced properties
  - Immediately to the west is a two storey, relatively recently constructed detached building housing a hot food takeaway.
  - Immediately to the east is a building typical of Co-opertive retail stores of the period

2.4 – SITE TOPOGRAPHY

- The site is generally flat with no discernable changes in level or retaining walls etc.

3.0 – THE PROPOSALS & DESIGN CONSIDERATIONS

- The proposal is to erect 3No Townhouses on the land to the rear of the site with a development of a unit to the front of the site comprising retail use at ground floor level with three apartments above.
- The use of the ground floor areas to the building along the site frontage for retail purposes is compatible with the existing established uses on the land immediately adjacent the site and will not impact upon the residential amenity of existing or future residents. Barking for visitors has been provided within the site and parking is already accepted on the main road serving all existing retail uses in the locality.
- The provision of garden areas to the rear of the proposed town houses act as a buffer between existing and proposed dwellings. This will reduce the impact on residential amenity.
- The building to the frontage of the site has been designed without habitable room windows facing the proposed town houses to the rear.
- Parking has been provided centrally between the buildings to provide good access to each dwelling and natural surveillance from the dwellings
- Care has been taken to ensure that habitable windows are positioned to maintain privacy to neighbouring properties.
- The size and accommodation proposed for the proposed 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.
- There will be no overlooking of adjacent residential properties as a result of the proposed development.
- The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation.
- 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 scheme was governed by the location of the proposed access, existing building lines and separation distances to surrounding dwellings
- The position of car parking, walls and fences has been determined to ensure that they do not obscure windows or doors.
-

4.0 – ACCESS

4.1- ACCESS

- The site is at an accessible location within Barugh Green. Its proximity to, and convenient walking distance from local services within the village, is consistent with sustainability objectives
- Access to the site will be at the existing access point from Barugh Green Road. Approval for the access was granted as part of the earlier application for Outline Town & Country Planning Consent.
- However, as the content of the proposals varies form those submitted for Outline consent, Mr Knell (Barnsley M.B.C. Highways-Development Control) has been consulted on the revised proposals and has confirmed that the access, parking and turning facilities are satisfactory (See Appendix 1)

4.2 – CAR PARKING

- 10No spaces created
- One disabled persons space is provided
- Turning provision has been made to allow vehicles to enter and leave the site in a forward gear.

4.3 – DWELLING ACCESS

- Entrance doors, and the internal layout of shops and 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 regarding guarding of stairways and prevention of falling (particularly with regard to children).

5.0 – ASSESSMENT

- The proposed development will be within an existing settlement and therefore complies with Local and National policies relating to residential development.
- Dwellings of the type proposed are fully compatible with the general character of the locality.
- Overshadowing of adjacent properties, as a result of the proposed development will not be to an unacceptable level due to the separation distances between properties.
- Principal windows to habitable rooms have been positioned to make maximum advantage of the extensive views from the site and to ensure that direct views onto boundaries is minimised.
- The development of the site will not impact on land safeguarded on the UDP for other purposes.
- 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 and scale of the proposed development is acceptable in relation to the surroundings.

APPENDIX 1

E MAIL EXCHANGE PRIOR TO SUBMISSION OF APPLICATION

From: Knell , Bob

To: 'Robert agus'

Sent: Friday, May 15, 2009 9:08 AM

Subject: RE: Land Adjacent 16 Barugh Green Road

Robert

I can confirm that the layout is satisfactory as you have described

Regards

Bob

From: Robert agus [mailto:agus@btinternet.com]
Sent: 15 May 2009 08:55
To: Knell , Bob
Subject: Re: Land Adjacent 16 Barugh Green Road

Bob

This is not intended to be an indicative layout and will, hopefully, be submitted for approval.

To clarify, we are preparing a Full Town & Country Planning application for the scheme shown on our drawing 08-119-01.

However before we commit our Client to paying £2345 for the application fee it would be helpful if you could confirm that the access road width, layout turning areas and parking are, in your opinion, satisfactory and would be acceptable subject to resolution of technical matters regarding surfacing etc.

Thanks

Robert Agus

White Agus Partnership

From: Knell , Bob

To: 'Robert agus'

Sent: Thursday, May 14, 2009 9:14 AM

Subject: RE: Land Adjacent 16 Barugh Green Road

Slight delay – I had a day off yesterday (it's allowed!)

Not quite sure what you're wanting me to say here

As an 'indicative layout' it's ok

(but I would have a problem with its widening/surfacing if it were an actual application)

Bob

From: Robert agus [mailto:agus@btinternet.com]
Sent: 13 May 2009 16:17
To: Knell , Bob
Subject: Fw: Land Adjacent 16 Barugh Green Road

Apologies for being a nuisance but please confirm.

Thanks

Robert Agus

----- Original Message -----

From: Robert agus

To: Knell , Bob

Sent: Tuesday, May 12, 2009 5:13 PM

Subject: Re: Land Adjacent 16 Barugh Green Road

Thanks. Would it be possible for you to confirm that the access road is satisfactory for the development proposed.

Regards

Robert Agus

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From: Knell , Bob

To: 'Robert agus'

Sent: Tuesday, May 12, 2009 10:48 AM

Subject: RE: Land Adjacent 16 Barugh Green Road

The highway implications are de minimis compared with the previous proposals

The access *could* be considered as requiring construction to adoptable standards, but I think this may be pedantic for fewer units

however the access needs quite a bit of work anyway, which was never properly considered in the previous application(s) eg a kerb was proposed laid in what is rough stone at present, which in practical terms is not possible.

Regards

Bob

From: Robert agus

To: Knell , Bob

Sent: Wednesday, May 06, 2009 11:01 AM

Subject: Land Adjacent 16 Barugh Green Road

Mr Knell

Ref Outline applicvation ref 2007/0800.

Outline Town & Country Planning approval was granted on 3rd August 2007 and the access was approved (not listed as a reserved matter)

We note from the planning file that you were consulted on the Highways issues.

We are preparing details for a further application and the proposed layout is attatched.

The proposal is for a building at the site frontage comprising two retail units at ground floor level with three maisonettes above and a further block of three town houses on the land to the rear of the site. The outline approval was for 9 Apartmernts and we would welcome your views on the proposed layout, in particular the access requirements and parking provision.

Please contact Robert Agus 07977 429975 should you require further details.

Thanks

Robert Agus

White Agus Partnership