

September 2016

Design & Access Statement

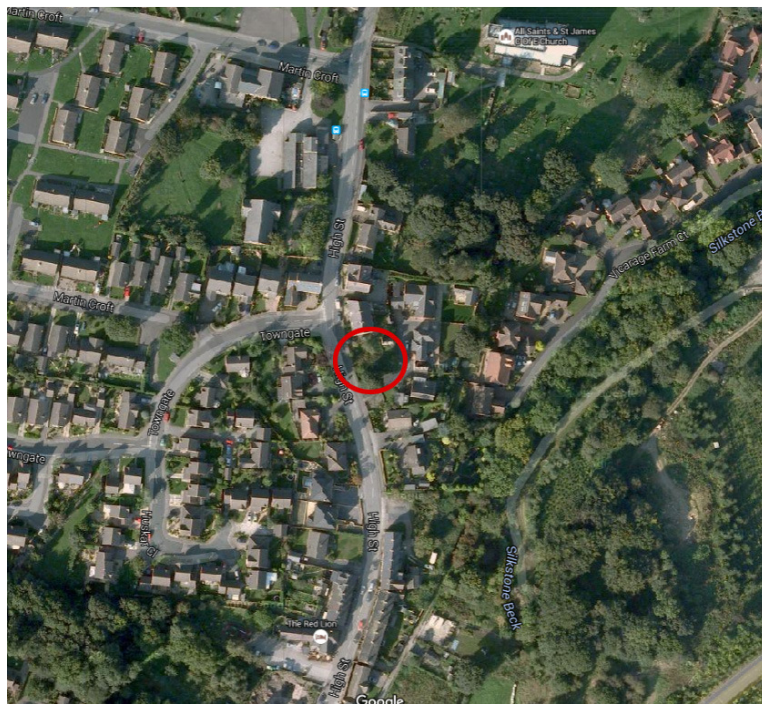
Land Adjacent 26 High Street Silkstone



1.1. The Site & Surrounding

The site is located on the High Street in Silkstone, central to the village it has good amenities such as the local schools, church, and pharmacy, the cafes and shops at the Pot House Hamlet and is in good communicating distance of Barnsley, Sheffield and Leeds, being 10 minutes from the M1 motorway; there are also good bus services to the surrounding towns and villages.

The site is currently overgrown with brambles but once cleared it affords a site with a good frontage to the High Street, there is a gradual gradient from the north west corner to the south east corner. A driveway to the north affords access to the rear of No26. To the south and rear of the site there are a number of two storey properties at a lower level such that these houses first floor windows are at the proposed sites ground floor level. Overlooking and rights to light will have to be carefully considered with the new proposal, the level difference between the sites means these properties are not overly imposing on the site. To the south and east is the access road for the properties to the rear, a brick retaining wall separates this road from the site, there is a mature tree to the south west corner of the site on the adjacent plot, this tree overhangs the site but is not an impediment to the proposal.



Aerial View

'With regard to the proposal put forward I have some concerns regarding the proposed two storey dwelling due to the proximity of the dwellings to the rear, as they are single storey and at a lower level. It is considered that a new large two storey property in this location would significantly overlook and be overbearing, in particular to number 36. There may be an opportunity to reduce the height of the property to single storey only (no rooms within the roof space), which would allow for a reduced impact, however you would need to provide at least 21m separation between the dwelling and number 36.'

There are two trees to the south west corner on the adjoining site which have tree preservation orders and the following comment was received from the tree officer *'Our records show that there are two protected trees located just off site at the south west corner. Given their very close proximity there is the potential for them to be damaged by works on the site as their rooting areas are likely to encroach well into the site. As such a full tree survey will be required for any trees within influencing distance of the site and it is expected due to them being protected that they remain completely unaffected by the development whether that be avoiding the rooting area altogether or utilising specialist construction techniques where applicable.'*

There is a tree report included with the application that along with the application drawings detail extensive mitigation measures such as mini piled foundations to prevent damage to the trees to the south east corner of the site (offsite), both during construction work and after; if these measures are followed there should be no long lasting damage to either tree by the proposed placement of the building.

2.1. Access & Sustainability

A new highways access is proposed to the south west corner of the site, this has 32m+ visibility in both directions and will have 2x2m intervisibility splays, the boundary wall and planting will be below 0.8m height; all in accordance with the technical requirement in the SYRDG.

Emergency services can gain access to the property from the High Street

Refuse & recycling area is provided to the rear of the property for weekly roadside collection

A new connection will be made to the street sewer.

Surface water will be dealt with on site with soakaways.

The building will have a high level of insulation and look to reduce energy demand wherever possible.

Although the site is overgrown being surrounded on all sides by development there is little opportunity for protected species and no roosting potential for bats.

The site is not within an area at risk of flooding according to the Environment Agency flood map.

A tree survey and report is included as part of the application that provides recommendations for the development, in particular regard to the trees to the south west corner of the site (offsite) that have tree preservation orders.

The direct frontage driveway will provide parking for two vehicles in line with BMBC planning policy, the parking areas are located to the rear of the site so they are not under the canopy of the Sycamore tree this will help to prevent damage to the cars from Honeydew.

Extract from the manual for Streets (Department of Transport publication) page 96

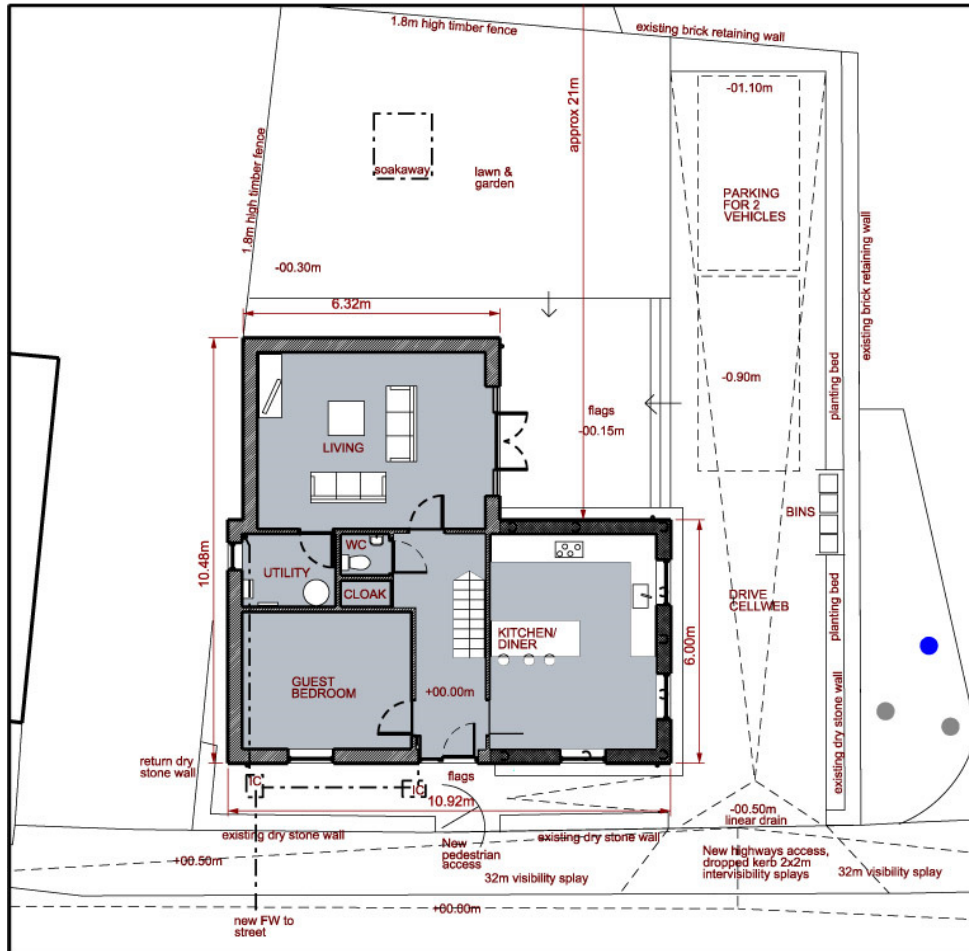
Traffic flow and road safety for streets with direct frontage access

The relationship between traffic flow and road safety for streets with direct frontage access was researched for MfS. Data on recorded accidents and traffic flow for a total of 20 sites were obtained. All of the sites were similar in terms of land use (continuous houses with driveways), speed limit (30 mph) and geometry (single-carriageway roads with limited sideroad junctions). Traffic flows at the sites varied from some 600 vehicles per day to some 23,000 vehicles per day, with an average traffic flow of some 4,000 vehicles per day. It was found that very few accidents occurred involving vehicles turning into and out of driveways, even on heavily-trafficked roads.

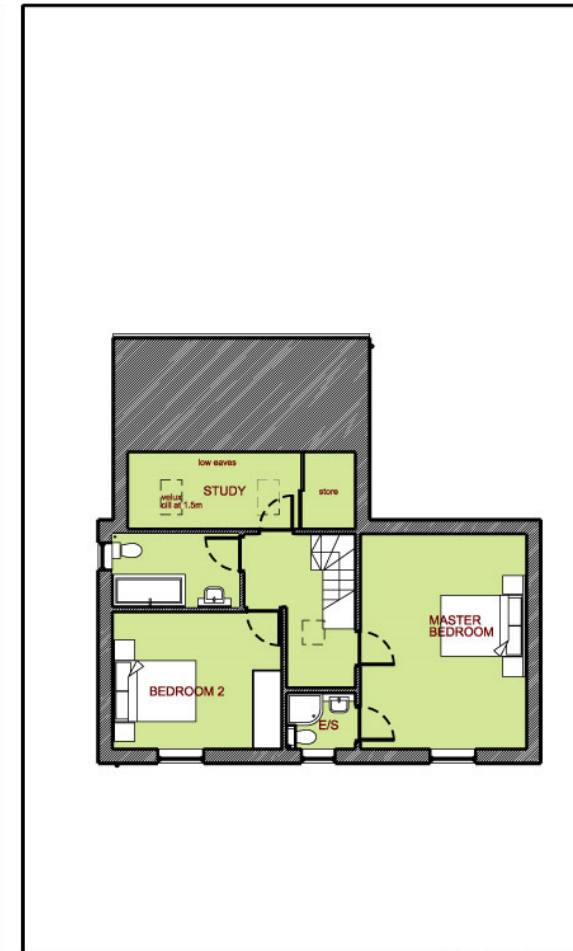
Links with direct frontage access can be designed for significantly higher traffic flows than have been used in the past, and there is good evidence to raise this figure to 10,000 vehicles per day. It could be increased further, and it is suggested that local authorities review their standards with reference to their own traffic flows and personal injury accident records. The research indicated that a link carrying this volume of traffic, with characteristics similar to those studied, would experience around one driveway-related accident every five years per kilometre. Fewer accidents would be expected on links where the speed of traffic is limited to 20 mph or less, which should be the aim in residential areas.

2.2. Use, Amount & Layout

The proposal is to construct a three bedroom detached dwelling of 139sqm internal floor area over two floors with a single storey rear projection (some accommodation in the roof space).



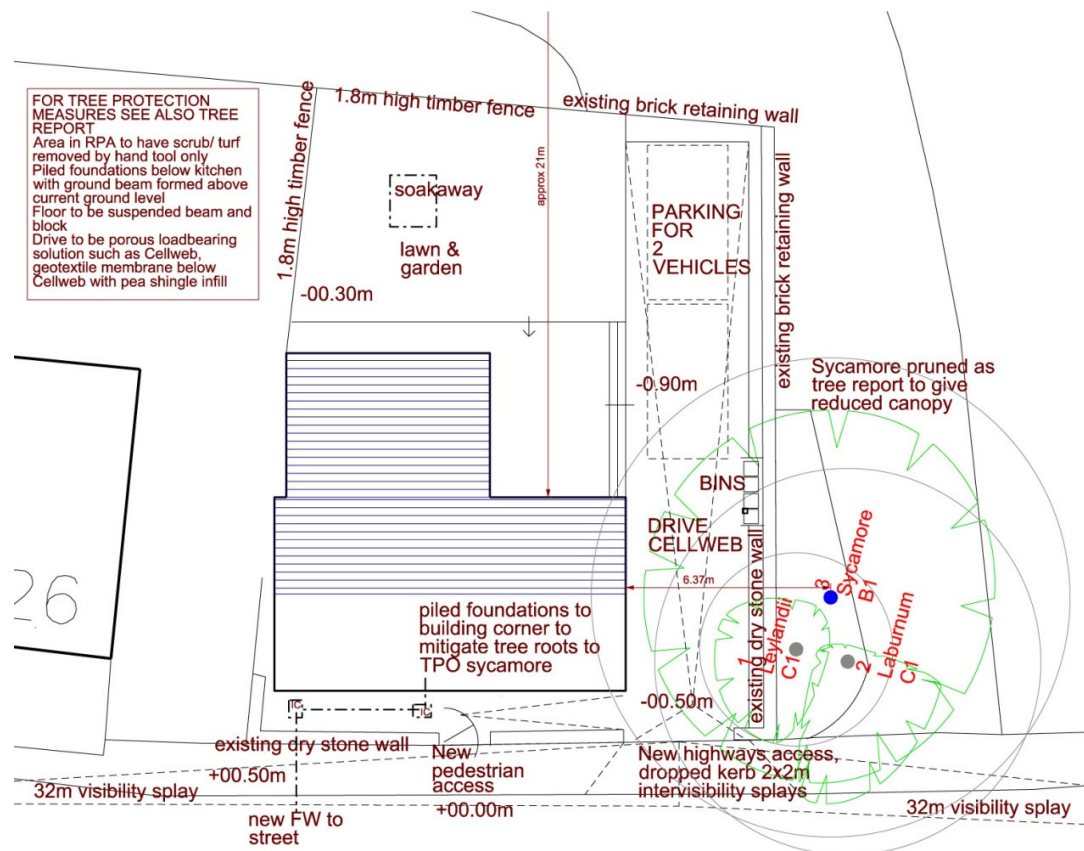
Ground Floor



First Floor

Following the pre application enquiry the design of the dwelling was altered. The building was moved slightly closer to the roadside (while still maintaining the building line created by the neighbours to the north) and the depth of the building was narrowed slightly to bring the building further from No36 to the rear in line with suggestions from the planning officer.

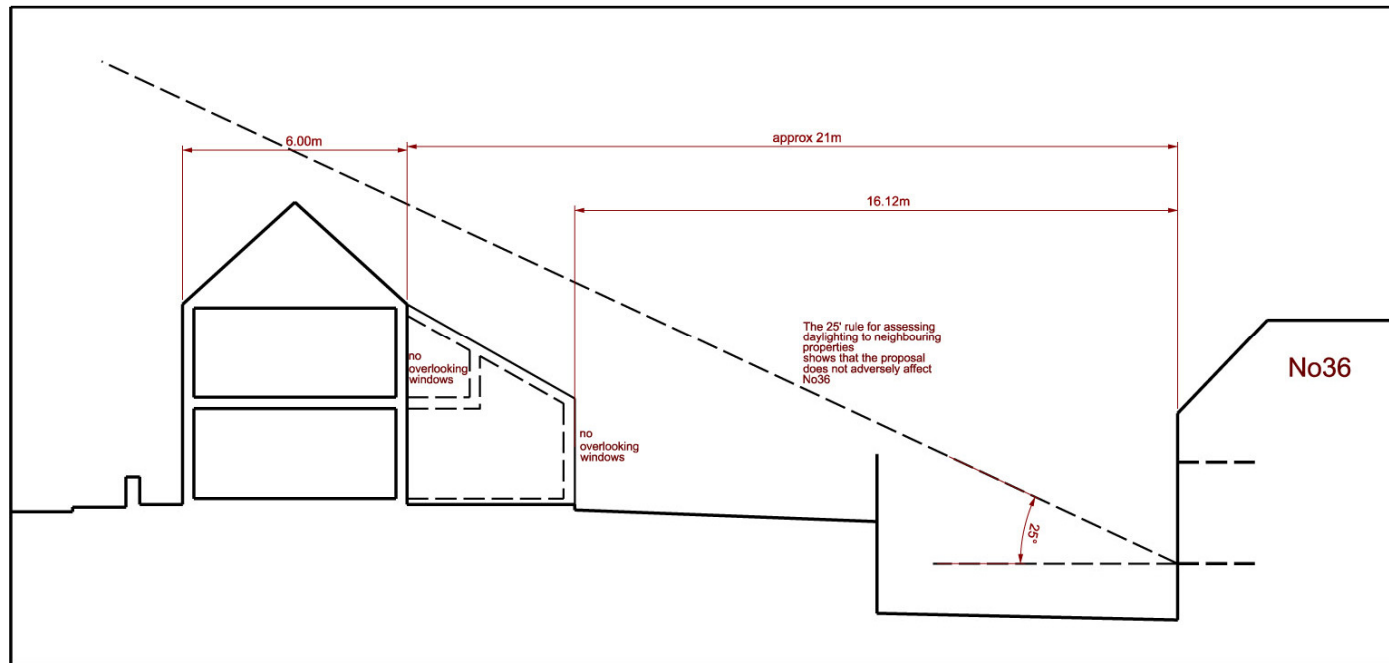
Following commissioning of a tree report the building frontage was shortened, to move the building away from an existing Sycamore tree that has a tree preservation order. The south west corner of the proposal will now be 6m from the tree trunk, although still within a root protection area it is proposed to install part of the building on mini pile foundations, this will prevent damage to the tree and its root system, details of this and further mitigation measures to ensure protection of the tree during and after construction are all detailed in the tree report and on the technical drawings. The driveway will be constructed from Cellweb or similar which allows water to penetrate to the tree roots, while reducing compaction to the ground from vehicle movement. the parking areas are located to the rear of the site so they are not under the canopy of the Sycamore tree this will help to prevent damage to the cars from Honeydew.



Proposed site plan

BMBC planning guidance suggests 21m should be maintained between habitable room windows (comment from the planning officer) - the rear facing windows (east elevation) have been removed from the design so negating the need to have 21m separation to No36, although the main rear elevation does maintain approximately 21m from No36.

Sunlight & daylight is judged generally on the 25' rule which is demonstrated in the site section below, as can be seen the proposal fall well below the 25' line and is therefore deemed to have no detrimental effect on No36's sunlight & daylight, it should also be noted that installation of a 1.8m high fence to the rear property (which would not require planning permission) would have a greater effect on daylight to No36 (but still below the 25' rule).



Site Section

A 1.8m timber fence will be installed to the north, east and southern boundaries for privacy. The western High street boundary will maintain the existing dry stone, which will be returned to the house frontage. A new drive access and a new gated pedestrian access will be formed enhancing the streetscape, key principles which are defined in the BMBC housing guides and also the Silkstone Parish Design statement.

2.3. Scale & Appearance

The proposal is of a scale in keeping with the terrace houses to the north, there will be a step down to the proposal as it follows the gradient of the land. The previously mentioned design guides highlight the importance of creating a harmonious street scene with buildings of a similar scale and proportions and a strong building line. The proposal will maintain both the scale/ proportions and building line set by the houses to the North, there is a break in this street scape by the current vacant plot and then two bungalows which are set deep in their plots and do nothing to reinforce the building line or scale; the building line is then reinstated by the terraced block further south (No46 onwards) which again is of a similar scale and proportion to the proposal.



Montage of the houses along High Street (includes drawing of the proposal)

The windows and doors maintain the portrait proportion of the neighbouring terraces and the newer dwelling of No33 across the High street, this is a traditional proportion common in the older housing stock.



House at junction of High street and Martin Croft



Proposed Roadside Elevation

The building will be constructed of good quality coursed sandstone walls with cut stone headers and cills and a blue/ grey slate roof, windows and doors will be in a cream colour to blend with the stone. There will be no overhangs or soffits to the building, gutters will be sat on corbel stones, a traditional detail seen on the neighbouring terraces and emulated on No33 across the road.

The proposed dwelling will be constructed to a high quality and will be an asset to Silkstone and the surrounding area.

3.0 Conclusion

Recap of the planning officers comments at pre application enquiry stage:-

'It is considered that a new large two storey property in this location would significantly overlook and be overbearing, in particular to number 36. There may be an opportunity to reduce the height of the property to single storey only (no rooms within the roof space), which would allow for a reduced impact, however you would need to provide at least 21m separation between the dwelling and number 36'.

As a result the design of the dwelling was modified:-

- It was moved closer to the road and the depth of the building was reduced slightly
- The scale of the building was reduced (although it should be noted it was never a 'large' dwelling) there is a need to maintain a certain scale with the large terraces to the North, too much reduction in scale of the proposal, for example to a bungalow as suggested by the officer would be detrimental to the streetscape.
- The rear block was redesigned to be of single storey (with some accommodation in the sloping roof) – no overlooking windows, rooflights to be above 1.5m cill height
- Habitable room windows were removed from the east (rear) elevation to prevent any question of overlooking to No 36, It should be noted that the 21m separation suggested by the planning officer is between facing habitable room windows and is not a criteria for 'overbearing' sunlight or daylight.
- Daylight requirement to No36 (the property most likely to be affected by any development) is judged on the 25' rule; where a line at 25' from the horizontal is marked from the centre of the neighbouring properties ground floor window, if this line bisects the proposed dwelling it is likely to affect daylight to the neighbour. As can be seen from the site section the 25' line does not bisect the proposal, indeed the proposal could be closer and larger than is proposed without impacting on daylight.
- The mitigation measures to prevent damage to the protected trees as detailed in the tree report and on the technical drawings should be conditioned as part of any approval.

The proposal sets a good balance between maintaining a coherent street frontage, and a lower modest rear to prevent any damage to the amenity of the neighbouring properties. It should be noted that the earlier proposal complied with the local authorities guidance in terms of massing and protecting the amenity of neighbouring properties but the applicant has accepted a compromise and considerable loss in floor area in order to meet the planning officer part way.

The proposed design has carefully considered the villages design statement and other developments in the area to provide a design of a high quality with proportions and detailing that are informed by the more historical buildings of the area and materials in keeping with the village.

The proposal will be an improvement to what is currently an overgrown redundant infill plot that currently offers no continuity to the streetscape.

4.1. Contact

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.