PROPOSED DEVELOPMENT OF DETACHED & SEMI-DETACHED DWELLING HOUSES AND GARAGES

HILL STREET, OFF SNAPE HILL ROAD DARFIELD

SUPPORTING INFORMATION AND DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

1.1 The subject land is, in the main, demolished houses sites along Hill Street, off Snape Hill, Road, Darfield. The site comprises vacant land to the south and east of Hill Street and north of Snape Hill Road. Included in the development is a proposal to demolish a pair of poor quality terraced house fronting Snape Hill Road and two old outbuildings on Hill Street. The whole development site extends to 0.54 hectares and is owned by the applicant.

1.2 There are a number of extant planning permissions in outline for development granted by Barnsley Metropolitan Borough Council (see Appendices 8 &13):

- B/03/0943/DA Site of 82-86 Snape Hill Road – renewal of outline approval for one detached dwelling and garage.
- B/03/1642DA Land adjacent to 24 Hill Street – outline approval (part implemented)
- B/05/0042/DA Outline approval

1.3 The subject land is located in the south-western part of Darfield, some 6km (4 miles) east of Barnsley town centre. It forms an elongated parcel of land, roughly rectangular in shape, fronting Hill Street. To the north of the land are allotment gardens which will not be affected by the proposal. In addition to the demolished houses formerly along Hill Street, two existing terraced houses 78-80 Snape Hill Road will be demolished to make way for part of the development. Immediately to the east of Hill Street is a grass paddock owned by the applicant which also forms part of the development area.

1.4 Darfield is a large village with local facilities including churches, schools, post office, shops and pubs. It has public transport links to Barnsley and Doncaster. Train services to Barnsley, Sheffield, Wakefield and Huddersfield are available at the adjoining village of Wombwell (3 km south west).

2.0 PLANNING POLICY

2.1 The current planning policy relevant to the development is the Barnsley Unitary Development Plan (UDP), adopted in December 2000. This was under a mid-term review when the Government instructed planning authorities to introduce a new system known as the Local Development Framework (LDF) (See plan extracts in Appendix 10).

2.2 The land is in the Darfield Community Area as part of Housing Proposal DA1/1 within the UDP Proposals Map, comprising:

Havelock Street 1.34 hectares 33 dwellings

"Development of this site had not commenced and there was no planning permission in January 1995. This site was allocated for residential purposes on the Darfield Town Map. It is a clearance site and was reclaimed as a derelict land scheme. Access should be from Snape Hill Road, at the centre of the site frontage. A right turn lane will be required on Snape Hill Road. There should be no access from plots onto Snape Hill Road."

2.3 The Darfield Community Area forms part of the Eastern Housing Strategy Area together with the Wombwell and Dearne Community Areas. In this area, housing is linked to economic regeneration and improved accessibility. The UDP calls for a range of housing sites in terms of location, size and type in order to encourage house building and reverse the previous trend of declining population.

2.4 The development proposal within the UDP has been carried over into the LDF as part of proposal HS14:

Land at Havelock Street, Darfield
1.14 hectares 40 homes Greenfield Phase 2

The slight difference in area appears to be due to the 2 new dwellings at the far end of Hill Street having already been constructed and therefore is no longer a proposal.

2.5 The proposed development of 14 dwellings is below the national indicative minimum site size threshold of 125 dwellings whereby affordable housing is required.

3.0 EXISTING TREES

There are no trees or hedges on the land.

4.0 DESIGN AND ACCESS

4.1 In May 2006, the Government introduced changes to the planning application process in order to improve development quality. As a result, planning applications now require the inclusion of a 'Design and Access Statement', the nature and level of which should reflect the type of development and the complex issues that arise from the application. The information so required is set out below and has been prepared in accordance with advice contained in the guidance document produced by CABE – *Commission for Architecture and the Built Environment.*

4.2 Response to context

The demise of the coal industry created a trend of outward migration from the former coalfield settlements, which had slowed to a slight population fall in the 1980s. Since then, considerable inward investment has stabilised the population movement by the provision of employment in south Yorkshire.

The recently-constructed Coalfield Link Road has improved the accessibility of the area to the north-east, linking through new highway schemes in the adjoining districts of Wakefield and Rotherham to key destinations such as the River Humber ports, the freight interchange at Port Wakefield and employment centres within the Dearne Valley Enterprise zone.

Major employment sites have been developed in the north-east towns and additional employment sites have been created alongside the Coalfield Link Road at Grimethorpe and the former Houghton Main colliery site. Hence, the area has a significant housing commitment which is addressed in both the UDP and LDF.

The proposed development makes a planned contribution to meeting the housing needs of the area by constructing a mixture of 4 detached and 10 semi-detached family houses to a good standard in keeping with other recent developments in this part of the Borough.

4.3 Amount

The proposed dwellings will be on two storeys with advantage made of the roof void to create additional living accommodation in the form of a bedroom or study with roof mounted "velux" type windows. This additional space will provide family-size dwellings close to the local amenities in an improving village.

4.4 Use

The development comprises 14 dwellings with integral garage to be used for residential purpose in keeping with the residential nature of the area. The majority of the land was previously a cleared housing site but is currently disused. The proposal to enlarge the development area by demolishing 2 additional poor quality terraced houses will further improve the quality of housing in this part of Darfield.

4.5 Layout

The detached houses will occupy an individual plot at least 28m x 10m while the semi-detached plots will be at least 28m x 8m. The frontage to the reconstructed Hill Street will be open plan. The rear of the dwellings will have a moderate size garden at least 10 metres long. The foundations of the majority of the houses will be formed on a levelled base thus ensuring ease of access. Where necessary on the steeper plots (e.g.1-4) levelling will be achieved by minor cut and fill excavation and imported hardcore consolidation.

4.6 Scale

The detached houses (Type A) will be approximately 7.5 metres wide x 11 metres deep and 8.5 metres high which are similar size to existing nearby new build. The semi-detached houses (Type B) will be approximately 7m wide x 11m deep and 7.5m in height.

4.7 Appearance

In keeping with other recently constructed dwellings in Hill Street, the proposed houses will be constructed as follows:

- Walls are to be natural, regularly coursed slightly pitched faced stone pointed with lime-based grit sand mortar finished flush and slightly back from the aris of the stone and brushed or bagged off. Manufacturer and colour are to be agreed.

- Roofs are to be pitched, grey artificial stone slates in diminishing courses with matching ridges bed in cement mortar.

- Windows and doors are to be high performance timber section with dark stain finish. Landing windows will have obscure glazing. Garage doors to be dark oak GRP vertically boarded appearance with matching frames.

- Rainwater goods are to be black ogee section gutters and circular downpipes in PVCu, with collared and eared connectors.

4.8 Landscaping

Following construction of the houses, the plots will be evenly graded and the gardens will be lawned and landscaped by planting shrubs. A number of small to medium growing trees such as Rowan and Cherry will be planted in the front gardens. The area of land immediately to the north of Hill Street opposite the development will also be graded and landscaped by planting shrubs and small to medium size trees in accordance with landscaping proposals in Appendix 9 or such alternative scheme to be agreed.

4.9 Access

The proposed dwellings are all to be constructed with vehicle access only off the widened Hill Street. The dwellings will be set back from Hill Street in order to provide parking for one vehicle. Driveways will be 6 metres long and 3.2 metres wide, surfaced, sealed and drained and no steeper than 1 in 12. The main entrance to most of the houses will be at ground level with no impediment, such as steps, that may hinder disabled access. The steeper plots 1-4 will have the main entrance at ground level with the rear entrance only served by steps. There will also be an internal ground floor w.c. that will be large enough to accommodate disabled users.

The design and construction of Hill Street and its junction with Snape Hill Road will be agreed with BMBC Highways Department to adoptable standard. The realigned junction will provide better visibility for drivers emerging from Hill Street.

5.0 FLOOD RISK

Darfield is located close to the River Dearne which flows from the Pennines to the west of Barnsley and meets the River Don at Conisbrough, near to Doncaster. Lower lying parts of Darfield were affected by recent flooding. However, the lowest part of the development site is located at about 136 ft. whereas the River Dearne lies at less than 85 ft. These factors and information from the Environment Agency flood map confirm there is no flood risk at the site (see Appendix 11).

6.0 CONTAMINATION

The subject land has been in the ownership of the applicant for a number of years and was mostly acquired as a cleared houses site. The previous demolition is believed to heave been carried out by the council and it is understood that the demolition process would have had due regard to contamination or potential contamination from demolition materials.

The development will include further demolition which will be undertaken with due regard to potential contamination. Care will be taken before and during demolition to check for the presence of contaminants or potentially contaminating material. Any material that represents a hazard will be dealt with using specialist operators qualified to handle contaminated material.

There is nothing to suggest that contamination, or potential contaminants may be present on the site.

7.0 SEWERS and WATER SUPPLY

Mains sewers are located on Snape Hill Road (225 combined sewer) and Verona Rise (150 into 225 both foul and storm). A private sewer runs parallel to Hill Street along the southern boundary of the development site to Verona Rise. The new development will connect into the private sewer.

A 3 inch (75mm) cast iron water main runs along Hill Street. This will be inspected for corrosion and internal scaling and relaid in PVC if necessary. Subject to this, both services are considered adequate to serve the proposed development.