

Name of Applicant

Mr I Foster

Address of site

Former car park/Land adjacent to
No 15 Westfield Crescent. Thurnscoe,
Barnsley, South Yorkshire

Application Type

Full Planning Submission
Design & Access statement

Date

10th September 2017

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1. Design & access statement

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Introduction

- 1.1 This statement is in support of a new development of 6 No two bedroom apartments, with off road parking to the front. On land situated off and adjacent to No 15 Westfield Crescent, Thurnscoe, Barnsley, South Yorkshire, S63 0PU.
- 1.2 Anecdotal evidence suggests that the area of land once enclosed local authority housing stock, prior to the formation of a small car park with a capacity to hold a maximum of 10 motor vehicles.
- 1.3 The site in conjunction with the adjacent area has been visited and this statement takes into account the sites location, topographical features, imposed constraints, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.

2.0 Assessment of the sites immediate and wider context.

- 2.1 This statement has been carried out to satisfy the requirements of section 42 of the planning and compulsory purchase act and covers the design concepts and principles combined with access issues.
- 2.2 **Physical**
 - 2.2 The existing site is rectilinear in plan occupying approximately 800 square metres and runs parallel to Westfield Crescent. The sites curtilage is bound by a series of existing 1.8m high timber fencing to the north and west boundaries, while to the south boundary the height of the open boarded timber fence has been increased to approximately 2000mm. Entry to the site is from the east boundary where a small brickwork wall of 450mm high fronts onto Westfield Crescent. This will be removed to allow the individual parking areas to be formed. The existing access to and from the car park is via a single opening set into the 450mm splay walls. Directly outside the car park entrance a telecommunications pole and lamp standard are in situ. These will be removed and re-sited, to allow full unobstructed use of the parking bays to be achieved. (drg No CAD/QA/1701 existing site)
- 2.3 The sites topography displays a level and even surface with a finished medium of grass and concrete. Urbanisation surrounds the site consisting of both local authority and private housing stock. The surrounding dwellings are mainly two storey semi-detached structures in red brick with some rendering above the waste- band.

3.0 Access audit (pedestrian)

- 3.1 Access for foot traffic is set forward of the central apartment, with its width being approximately 9500mm. This access then divides into two individual walkways which transports foot traffic around the building. See Drg No CAD/QA/1701. Each of the pathways will be a minimum of 1200mm in width and finished with a smooth even surface (tarmacadam) providing a unobstructed route to the apartments main thresholds to be accomplished achieve satisfying the current building regulations and equalities act.

Access audit (vehicular)

Vehicular parking for the apartments will take the form of individual parking bays each 3300 x 6000mm. This allowance will cater for both disabled and able motor vehicle user in line with the south Yorkshire design standards. See drg No CAD/QA/1701. Each bay will be identified by the use of dry jointed paviers which will allow any rain or standing water to percolate through the joints before dissipating into the sub strata. The paviers will provide a level surface with the finished tarmacadam used on the public walkways allowing uninterrupted travel to be achieved.

3.2 Access to Motorways

The site is located within a short commute (8km) to the A1M (Marr) intersection to the east and junction 36 M1 (13km) to the south of the motorway network.

3.3 Transport

An established public road and rail transport system is in operation within the locality.

Rail transport system operated by network rail. Thurnscoe station is located within 1100metres (20minutes) walking distance with services to major cities to the north and south.

Road transport system operated by stagecoach is located within 150metres of the site (3minutes) walking distance when travelling west to (Barnsley, Wakefield etc) service 216, 219, 219A, and 665 and 550metres (11minutes) walking distance when travelling east to Doncaster service 216, 219A, and 668

3.4 Refuse/recycling

It is proposed that each apartment will have purpose built areas bound by timber palisade style fencing to obscure the refuse bins, while matching the new boundary treatments. A gated entry point will also be fashioned completing the enclosure. The height of the enclosure will not exceed 1800mm, but will be at a height to screen the refuse containers stored within. The proposed structures, which are located at 3 of the 4 corners of the site provides acceptable travel distances to be achieved, proposed plan ref CAD/QA/1701. Waste collection is to be undertaken by the local authority, with onus placed upon the owners of the building, to transport individual bins onto the public footway on collection days as currently in operation by the existing residents.

The following bins will be provided.

	Type of refuse	Dimensions	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres

3.5 Economic

The scheme aims to provide good quality modern accommodation for a diverse society, within an established village environment. Its location also provides good rail and road transport links to Barnsley, Doncaster, Sheffield, Wakefield, and the motorway network.

4.0 Relevant Planning Policies

- 4.1 The following policies have been taken into account in the submission of this application. The site is located within the existing village which is allocated as housing policy area within the Unitary Development Plan maps and LDF descriptive.

National Planning Policy Framework & Government Guidance

National Policies

National Planning policy framework Sec 7 (Requiring good design). Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take

opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.

Sec 10 (Meeting the challenge of climate control) Sec 11 (Conserving and enhancing the natural environment.

Local policies

Policy CPS 2, Sustainable construction

Policy CPS 29, Design.

Policy CPS 37, Landscape character.

LDF, SPD Designing new housing development 2012

South Yorkshire residential design guide 2011

Buildings for life (bfl12)

5.0 Relevant Planning History

5.1 The sites previous known use Local authority car park, adjacent to No 15 Westfield Crescent, Thurnscoe, Barnsley, South Yorkshire S63 0PU.

5.2 A previous application to erect 4 No town houses on the site was approved with conditions in 2016 (planning application No 2016/0382)

6.0 Involvement of community members and professionals, undertaken/planned.

6.1 During site visits a number of conversations with some residents have taken place and the proposal discussed.

6.2 Feedback from these encounters has been positive, as the consensus of the residents, portray the existing car park as an area which warrants some form of development, instead of an unproductive area which is open for exploitation.

7.0 Evaluation of the context

7.1 Identification of opportunities

There are a number of benefits arising from the re- development of this site. There will be a positive gain in the visual amenities by a sympathetic and well designed development. It will constitute a positive addition to the area and provide sustainable accommodation.

7.2 The development will contribute positively to the economic regeneration and growth strategies of the township.

7.2 Identification of constraints

The overall design of the apartments will be sympathetic to the immediate surroundings, being constructed in a central position within the plot as drg CAD/QA/1701. In addition there are no above ground constraints except for the pre defined site area. However it has been acknowledged that an existing subterranean land fault converges within the site area. This will be addressed by my client's structural engineers.

8.0 Design of the scheme

Use

Is this justified in terms of :- Site and surroundings
The site has residential developments to all cardinal points.

Land use – The site lies on the fringes of Thurnscoe an established township to the north east of Barnsley, South Yorkshire.

Amount

Is their justification for :-How much development is proposed?

Due to the constraints of the site and to maximise its potential a block of 6No apartments is proposed, with ancillary parking to the front elevation.

Layout:

The proposed new apartments are constrained to the front by a theoretical building line running along the frontage of existing dwellings flanking the site.

Ground/First floors

The ground floor layout to each apartment has been designed to achieve a modern uniform composition, (see drg No's CAD/QA/1703, 1704,) which consists of side entrance doors to apartments 1 & 5. While the main threshold to apartment 3 is formed within the middle section set forward approximately 1000mm towards Westfield Crescent. The main threshold to apartments 1 & 5 leads directly into a kitchen area which displays an opening from worktop height to ceiling level this visual feature is to aid and maintain an open environment within the dwelling internal layout. From the kitchen area a single leaf door with suitable width for a disabled user is positioned to provide access to an inner hall, where the private quarters are easily accessible. Along this hall and set to the rear of the building is the larger of the two bedrooms, with the convenience of a bathroom adjacent. Continuing along the inner hall There are two further rooms the first, which is set directly at the head of the hall leads to a lounge area, while a secondary door opposite gives access to the smaller but well proportioned second bedroom.

First floor (access)

Access to the first floor apartments is through the external porch and via an integral flight of stairs which are set within the rear elevation of the building. The internal floor layouts have been structured to replicate the ground floors giving standardization.

Landscaping :

Due to the nature and type of development proposed, there is limited scope in the amount of landscaping that can be achieved. However it is proposed that an 1800mm high palisade type timber fence be erected on the inside of an existing fence which forms the boundaries of the site. In addition the remainder of the site will be for the enjoyment of the residents as communal areas. These areas have been identified on plan ref No CAD/QA/1701. All communal areas will have a lawn finish affording private recreational spaces to be achieved for the residents to enjoy, within the confines of the site.

Highway safety :

Places, Streets and Movement, A companion guide to design Bulletin 32 – sets out site line requirements for junctions and access points. For access onto a main road with a 30mph-speed limit a sightline of 2m x 90m is normally required, reducing to 60m where speeds will be contained to 30mph.

Appearance :

With respect to the architecture, the new structure is of a simple rectilinear form, with all elevations constructed of red brickwork to the lower half of the building, while to the top section it is proposed that an external silicone render system supplied by “Wetherby Coatings” is applied correlating with the surrounding area, Drg No CAD/QA/1702. The type of brick and finished render colour will be subject to negotiation between the client and the governing LA planning department. The buildings external envelope will be set under a trussed roof structure set at 30°.

Principle Elevation

Detailing of the principle elevation has been designed to mimic features of the existing dwellings by way of an outstand forming the central apartments. This facade has been conceived to give some uniformity to the street scene and buildings adjacent. Set backs are then evident to each side of the outstand which form apartments 1, 2, 5 and 6, giving congruent fenestration.

Secondary aspect/ Side Elevations

To each secondary/side elevation of the ground floor apartments a single window with a main threshold is proposed, with a width conforming to part M of the building regulations and the criteria required by the equalities act. While to the first floor a kitchen & landing window will be allocated.

Rear Elevation

To this elevation and to provide access to the first floor apartments a porch like structure will be formed to provide a lower landing achieving compliance with the current building regulations. The porch will contain a single opening as the main threshold with pitched roof over to match the main roof. Both the ground and first floor levels will have a single window opening for the bedrooms.

Rainwater goods

Fixed at eaves level the rainwater gutters and corresponding downpipes will be of ogee/box type design moulded in white plastic.

Soffits & Fascias

The external soffits and fascia's throughout will be in maintenance free upvc and white in colour.

Windows & doors

All windows and external doors will be hermetically sealed double glazed units with an A+ rating and manufactured in white Upvc.

9.0 Environmental (flood risk)

- 9.1 The Environment Agency's flood map and data has been checked and the existing structure is not located within a flood zone. Additionally the proposed building will not cause flooding to occur locally or off site.

10.0 Ecology (wildlife)

- 10.1 There is no evidence of any endangered or protected species or their roosts within or directly adjacent to the existing site.

Mitigation measures.

Visual site inspection is to take place when work on site commences.

11.0 Surface water

Roof water/surface water is proposed to be dealt with by means of classic style gutter in plastic as calculated to BS EN 12056 – 3 : 2000 and the Building regulations 2002 Approved document H part H3.

In addition soakaways for the collection of surface water will be constructed subject to percolation testing. Soakaways to be designed to Approved document H part H2 building regulations. Providing the means to achieve a responsible and sustainable method of water management.

12.0 Foul water Discharge

All foul water drainage will discharge into a mains drainage system. Contractor to note that authorisation from the governing water authority is required for minor alterations to and/or renewal of a public sewer under the water industry act 1991 section 185 and section 106. Therefore before moving/altering or adding to the existing system. The existing on site drainage runs and its lying within the curtilage of the plot, is to be appraised for ownership and the water authority to be contacted

13.0 Energy & Environmental Performance of Dwellings

Standard Assessment Procedure (SAP) calculations for the new dwelling are to be carried out by a registered assessor.

14.0 Concluding statement.

- 12.1 This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the act.
- 12.2 It will be demonstrated that by using the chosen construction materials that the building is in-keeping with the ethos of the local authority's core planning strategies CPS 29 good design principles and will compliment the street scene.
- 12.3 In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.