

DESIGN & ACCESS STATEMENT

**PROPOSED NEW DWELLINGS
LAND TO THE REAR OF
ST MARY'S RECTORY,
VICTORIA STREET, BARNSELY**

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This statement is submitted in support of a Planning Application for the construction of 2 No new build semi-detached town houses on land to the rear of St Mary's Rectory, Victoria Street, Barnsley and documents the process by which the final scheme was arrived at.

In drafting the proposals for the new build semi-detached properties, account has been taken of the site's history, its characteristics and its surroundings as well as Central Government guidance, local Planning Policy and other material considerations.

1.0 Location

The land, which is the subject of development proposals, comprises a parcel of garden/amenity land accessible from Victoria Street adjacent St Mary's Rectory off Victoria Road. A site location plan is attached at Appendix A.

2.0 Site Assessment

2.1 Background

The site, which measures 14.6m wide x 22.8m deep, and equates to an area of 331m² or 0.03 hectares, currently comprises garden/amenity land to St Mary's Rectory which sits within a high brick boundary wall between Nos 9 and 15 Victoria Street. A derelict brick built coach house currently stands on the Western boundary of the site. The demolition of the coach house is proposed to make way for the effective redevelopment of the site. A photographic record is attached at Appendix B.

2.2 Trees

There are a number of small fruit trees considered to be of little significance on the East and Western boundaries of the site which are proposed be removed in order to facilitate the proposed development.

2.3 Drainage

It is proposed that both foul and surface water drainage be connected to the existing systems. Surface water drainage is to have attenuation designed in to limit the rate of discharge.

2.4 Flood Risk

The Environment Agency's indicative flood plan shows that the site is outside the flood plain in either normal or severe flood conditions.

The proposals will not affect any existing water course or culvert. They are unlikely to cause flooding to adjoining land and therefore no other design considerations are considered necessary in this regard.

2.5 The Site

The land has remained garden/amenity land associated with the adjoining St Mary's Rectory and, so far as can be ascertained, there is no evidence of any contamination.

An Enviroscreen over-view has highlighted a minor aquifer and the potential for Radon, however, the aquifer should not be at risk from or to the development and "basic" Radon protection is included within the detailed proposals. The area is known for coal mining activity and further investigation is recommended. A copy of the Enviroscreen over-view report is attached at Appendix C. A report from the Coal Authority and a site investigation is recommended prior to construction works.

2.6 Highways

Victoria Street is a secondary residential road with a 30mph speed limit accessible both from Victoria Road and Sackville Street to the West. Access to the site is established, visibility from which is good with at least 60m in both an Easterly and Westerly direction. It is proposed that the existing access be retained, albeit widened to serve 2 No properties allowing for off-road parking.

2.7 Local Environment

The site stands in an existing residential neighbourhood comprising two and three storey detached and semi-detached traditional Victorian town houses with stone frontages. The proposed semi-detached town houses follow the dominant vernacular and have good gardens. Principal windows are located in the North and South elevations to maintain reasonable privacy to all surrounding properties. Privacy between the proposed new build town houses and the existing St Mary's Rectory is to be safeguarded with the erection of a 1.8m high brick boundary wall to be constructed on the rear boundary of the site.

3.0 Involvement

Informal pre-planning discussions have been held with BMBCs Kathy Driver, when two options for possible future development of the site were put forward, the first being for a single dwelling and the second for a pair of semi-detached town houses. Both options, in terms of their siting, massing, proposed building line and suggested boundaries were, broadly speaking, felt to be appropriate at the time. As neither proposed options for development were favoured at pre-planning discussions by BMBC, Wilbys Estate Agents were consulted for their opinion on which of the two options would, most likely be the most marketable/saleable proposition. Following discussions with BMBCs Kathy Driver and with Wilbys Estate Agents, it was decided that town houses would be the best way forward.

4.0 Evaluation

The site is generously proportioned and easily capable of accommodating a pair of three storey semi-detached town houses with integral garaging which are considered to be wholly in keeping with the surroundings. It is proposed that the dwellings be constructed as close to the established building line of the street as possible, whilst being set back far enough to allow for off-road parking in front of integral garaging. Existing brick boundaries are to be retained in the most part, although it is proposed that they be reduced in height as they wrap around the site frontage, to be constructed in coursed natural stone to marry in with the rest of the street.

5.0 Planning Policy

The site lies within an established residential area where new build residential development is an appropriate use. The site is also encompassed by the Conservation

Area which has been duly regarded in the design of proposals which do not conflict with Planning Policy in respect of design, drainage, flooding, parking standards or transport. The site is a highly sustainable location with good access to local amenities, schools, shops and public transport services.

6.0 Proposals

6.1 Description of Use

Full Planning Permission and Conservation Area Consent is sought for the construction of a pair of three storey semi-detached town houses with integral garaging and off-road parking. The new houses provide generous family living accommodation including a kitchen/dining room and cloakroom facilities at ground floor level, a living room and master bedroom with en suite at first floor level and two further bedrooms and a bathroom at second floor level within the roof space.

6.2 Access

Access to the site from Victoria Street is already established, although it is proposed that this be widened to accommodate off-road parking for both properties. Visibility from the access is good with over 60m in both directions. Manoeuvring facilities cannot be provided on site and therefore it is proposed that vehicles access the site in a reverse gear to exit in a forward gear. A lack of on-site manoeuvring facilities is not, by any means, uncommon for the area. Level access to both properties is to be provided.

6.3 Appearance and Materials

The three storey town houses are to be constructed with a front elevation of coursed natural delph stone to match that of adjoining properties with natural stone quoins and side and rear elevations in an approved facing brickwork under a natural slate roof with sawn stone verge copings. Window and door openings generally reflect the proportions used in Victorian properties throughout the area and are to have stone dressings to heads and sills. Pointing and rainwater goods are to be as specified on the attached drawings.

6.4 Layout

The development has been designed to take maximum advantage of the site's potential and to complement the existing vernacular of Victoria Street and the area beyond.

6.5 Scale

The new dwellings are of a similar scale and height to existing housing on Victoria Street.

6.6 Landscaping

Hard landscaping throughout the site is to include artificial stone setts to the drive area and artificial stone paving flags to paths and terraces. A rear boundary to the site is to be constructed in 1.8m high approved facing brick with artificial sawn stone coping. Existing high brick boundary walls enclosing the site are to be reduced over the frontage and reconstructed in coursed natural stone to match that of the rest of Victoria Street.

Soft landscaping is to consist primarily of lawn to allow purchasers of the dwellings to personalise the gardens following occupation.

Existing fruit trees on boundaries are to be removed to enable the development.

7.0 Summary

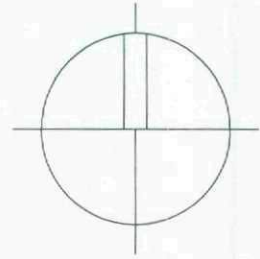
The small scale of development proposed will not have any significant social or economic impact and will not affect the privacy and amenity of adjoining dwellings. The design of the new properties has been carefully considered to complement and enhance its surroundings by use of local vernacular, scale and materials considered appropriate to the immediate residential surroundings.

Signed

FOR CHRIS CARR ASSOCIATES

APPENDIX A
SITE LOCATION PLAN

North



**PROPOSED NEW DWELLING
ST MARY'S RECTORY
BARNESLEY**

LOCATION PLAN

Scale 1:1250

Date Aug 08

Ref 23.22

Drwg No OS1



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ARCHITECTS

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APPENDIX B
PHOTOGRAPHIC RECORD

Land to the Rear of
St Mary's Rectory, Barnsley



1. Land to the rear of St Mary's Rectory with established access.



2. Victoria Street looking South West to Sackville Street.

Land to the Rear of
St Mary's Rectory, Barnsley



3. Victoria Street looking North East.

Land to the Rear of
St Mary's Rectory, Barnsley



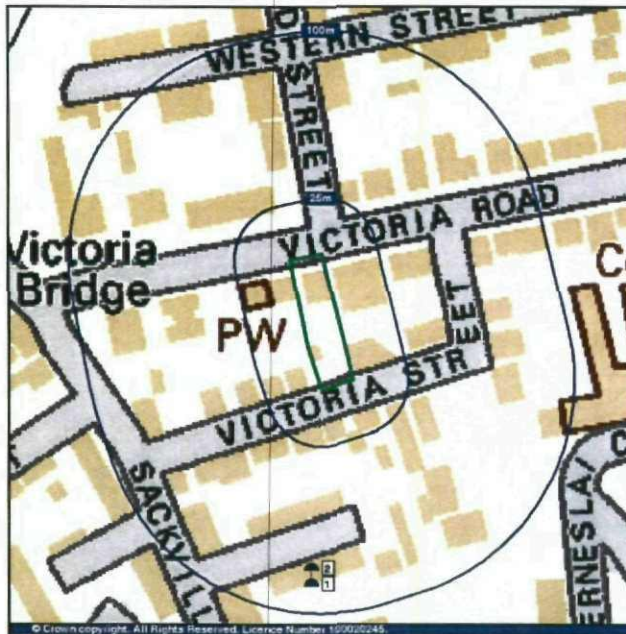
4. Existing brick built coach house proposed for demolition to facilitate the proposed development.

Land to the Rear of
St Mary's Rectory, Barnsley



5. Existing high brick boundary walls enclosing the site.

APPENDIX C
ENVIROSCREEN OVER-VIEW



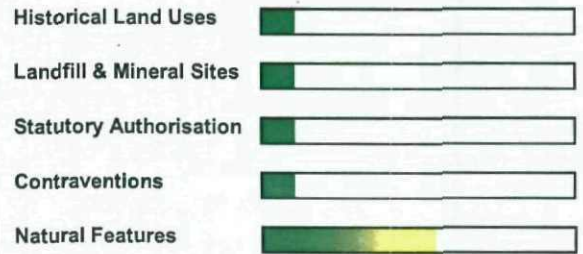
Legend

Site	Land Uses	Statutory Authorisations
Buffer	Landfill & Mineral Sites	Contraventions
Map ID		

Site
30 Victoria Road
Barnsley
South Yorkshire
S70 2BU

Site Boundary:
Site Boundary defined total area: 0.09 Ha

Indicator



Number of features: 2

This indicator displays the number of environmental features located within 100m of the site and the susceptibility of environmental contamination.

Prepared For

Chris Carr Associates
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Barnsley
South Yorkshire
S70 2EP

Client Ref

23.22_ES

Purchase Order No.

1

Client Name

Diocese of Wakefield

Enviroscreen Order No.

26165611_1

Factors affecting the site

Map ID On Site 0 - 25m 25 - 100m

Factor	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
Contemporary Trade Directory Entries				
Deep Clean, ,11,Greenwood Terrace,Barnsley, Carpet, Curtain & Upholstery Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	1			✓
Deep Clean Professional Cleaning Services, ,11,Greenwood Terrace,Barnsley, Carpet, Curtain & Upholstery Cleaners, Status: Active, Positional Accuracy: Automatically positioned to the address	2			✓
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
Barnsley Metropolitan Borough Council, - Has supplied landfill data	N/A	-		
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			

Factors affecting the site

Map ID On Site 0 - 25m 25 - 100m

Factor	0 - 25m	25 - 100m
Natural Features		
Extreme Flooding from Rivers or Sea without Defences		
No	N/A	
Flooding from Rivers or Sea without Defences		
No	N/A	
Areas Benefiting from Flood Defences		
No	N/A	
Flood Water Storage Areas		
No	N/A	
Flood Defences		
No	N/A	
Groundwater Vulnerability		
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 11 South Pennines	N/A	✓
Drift Deposits		
No	N/A	
Radon Affected Areas		
Between 1% and 3% of homes are above the Action Level	N/A	✓
Between 1% and 3% of homes are above the Action Level	N/A	✓
Radon Protection Measures		
Basic radon protective measures are necessary in the construction of new dwellings or extensions	N/A	✓
Coal Mining Affected Areas		
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority.	N/A	✓
Brine Compensation Area		
No	N/A	

Local Authority Landfill Coverage * if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

Additional Information

The information in this Enviroscreen[®] Overview is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Overview Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Overview in conjunction with the User Guide and your attention is drawn to the scope of the Overview section within the User Guide.

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