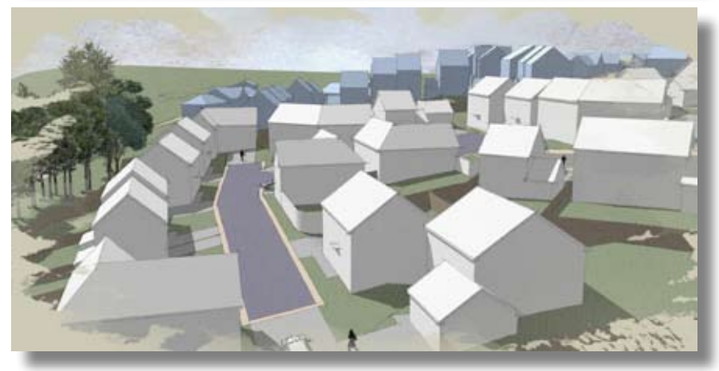
design and access statement



land off green road, dodworth

march 2012

Dacres COMMERCIAL

architectural design
town planning
landscape architecture
John R Paley Associates

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13.02.12	A	Revision to Originally Submitted Statement	Submission	LM			
15.03.12	B	Revised to Reflect Amendments to Barnsley Policy	Submission	LM			

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INTRODUCTION

This Design and Access Statement has been prepared by John R Paley Associates in support of the planning submission for outline planning approval with means of access for residential development.

This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment) Order 2006 for applications of this type to be accompanied by a Design and Access Statement.

The aims of the statement are to ensure design is integral to the creation of new developments; this further reinforces guidance contained within PPS 1 "Delivering Sustainable Development" which requires:

"Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning." (para.33)

The content of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

- Assessment
- Involvement
- Evaluation
- Design

The statement should also address the following factors:

Use - what the land and buildings will be used for

Amount - how much development can the site accommodate

Layout - where the buildings, public and private spaces are positioned and their correlation to the site surroundings.

Scale - how big the buildings and spaces will be, specifically their height, width and length

Landscaping - how open spaces will be treated to enhance and protect the character of a place

Appearance - what the building and spaces will look like, for example building materials and architectural details.

The access element of the statement must include two aspects of access to the development:

Vehicular and transport links - why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

Inclusive access - how everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.

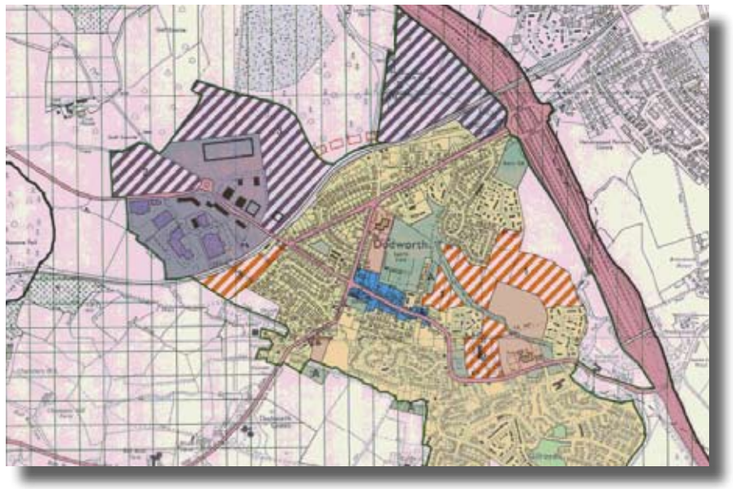
SITE ANALYSIS

The Site

The application site is located on the south eastern side of Green Road, Dodworth, some 3.0 kilometres to the south west of Barnsley Town Centre and is designated within the Barnsley Unitary Development Plan as a Housing Policy Area.

The site is 2.2 hectares in size and roughly rectangular in shape with a long axis running north to north east. Three detached houses and associated garden land are present on site. “Hillside” and “Fieldhouse” occupy the northern quarter of the site. Access to these properties is along a drive, which marks the northern boundary, from Green Road. The third property is the “Old Stables”, which lies in the central area of the site, adjacent to the western boundary. South of the “Old Stables” is a level terrace raised above the surrounding site to the south and east by a retaining wall up to 3 metres in height. The wall is in a poor state of repair.

A stream flows south east through the centre of the site and forms a small valley, breaking the overall fall in gound level to the south.

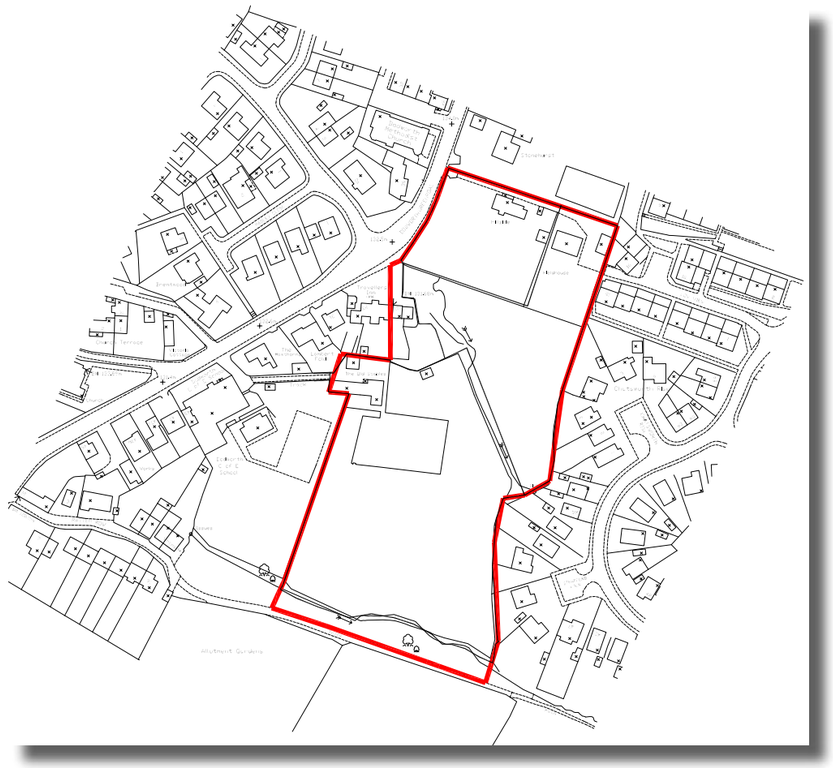


Topography and Land Use

The site is sloping in parts and is not all formal garden land, however it is not necessary for land to be formally laid out and actively gardened to form part of the curtilage of a dwelling. The land is either laid out as a formal garden or informal/rough grassland. It is not open land in the countryside, nor is it designated urban greenspace. All of the application land is in the curtilage or is private residential land which has been and is being used for the personal enjoyment of the occupiers. None of the land comprises any form of public open space. A topographical survey accompanies the application.

Historical Land Use

A review of historical OS data reveals that the site was open fields in 1855. There was an Old Coal Pit shown in the centre of the site and a well is shown in the central area of the site (north of the old coal pit). In 1893/94 the Old Coal Pit and well are no longer shown. In 1906/07 there is a spring shown in the north west central area of the site and a small building in the central western area. Between 1906/07 to 1962 little appears to have changed with the site. The properties of Hillside and Fieldside are shown on the map of 1962. The village of Dodworth is shown to expand slowly overtime and encroach around the site. The application is accompanied by a Preliminary Site Investigation prepared by Sirius.



Boundaries

The development site is surrounded by residential development on 3 sides. Housing to the eastern boundary (off Low Fold Rise and Strafford Walk) appears on the historical OS data in 1978. To the north the site is bordered by the gardens of a large detached house “Stonehurst,” to the east by the gardens of housing off Strafford Walk and to the south by a stream, beyond which are fields and allotments. To the west the site is bordered at the northern end by Green Road, in the centre by the grounds of the Travellers Inn (pub) and in the southern area by recently constructed housing on the site of the former Dodworth C of E School.

Planning History

Previous planning applications have been made to form an access into parts of this site to the north of the Travellers Inn. These were refused, and the appeals unsuccessful, because of the impact on the listed buildings and trees along the edge of the site.

Planning History – A previous outline planning application for residential development was refused in 2009 because the site was deemed to be greenfield and located in a tier 5 settlement and therefore not needed to meet housing supply, and there were sites available in higher order settlements. Further detail can be found in the planning case report.

Trees

There are a number of trees on site, which have a moderate impact on the local treescape. There are a number of species including Sycamore, Ash, Horse Chestnut, Goat Willow and fruit trees. There are five Tree Preservation Orders (TPO’s) in force on this site which date from 1974 to 2005.
The application is accompanied by a full Arboricultural Assessment prepared by JCA.

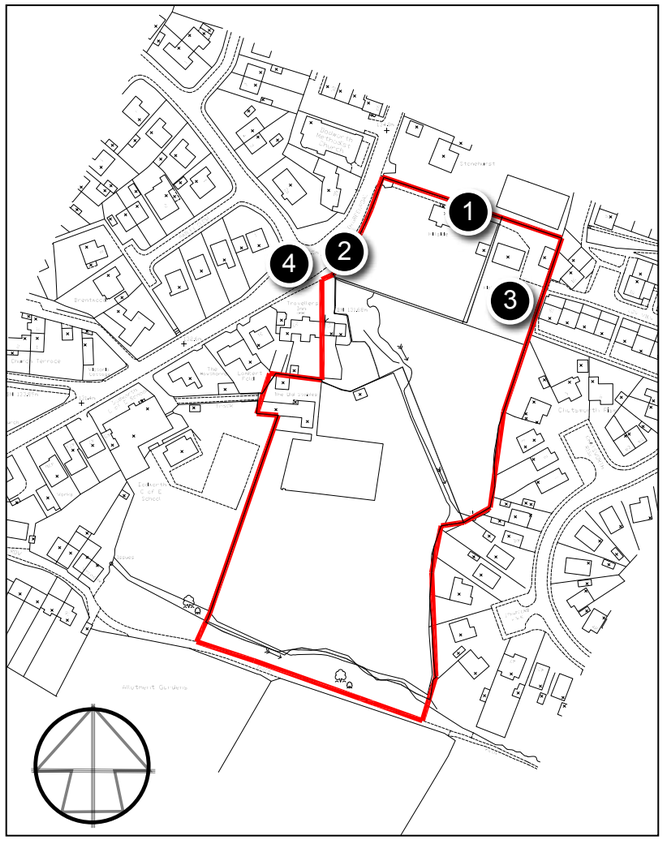
SITE ANALYSIS
local vernacular

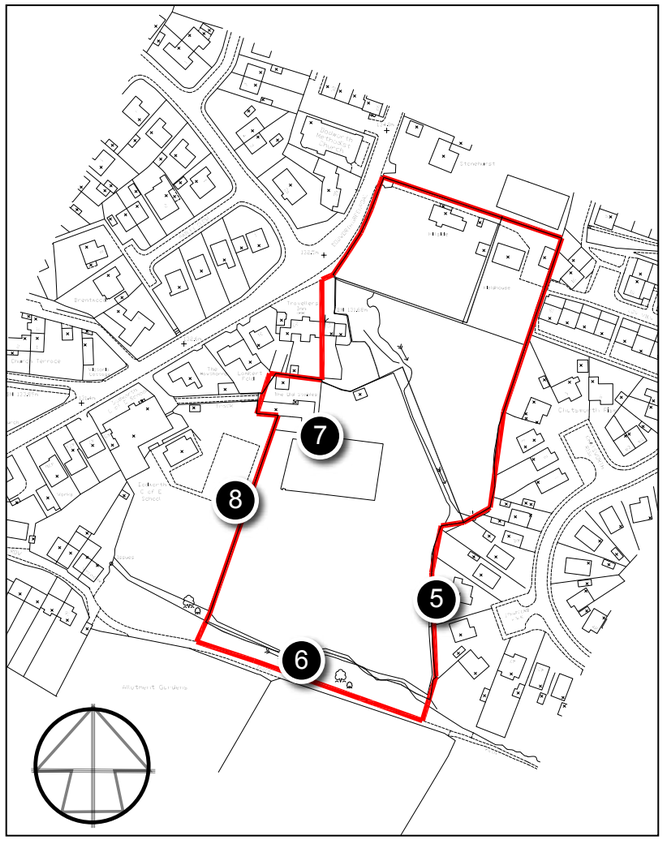
The Travellers Inn abuts the site to the western boundary and is listed grade 2. The building is three storey with two storey wings. The roof is hipped over the central block with gables to the two wings. Chimney stacks are prominent to the roof line. The building is rendered with a welsh slate roof.

Housing opposite off Padley Close is of brick construction with dormer windows

Housing on the site of the former Dodworth C of E School has been constructed in artifical stone with slate roofs.

SITE ANALYSIS
Views

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8

OPPORTUNITIES AND CONSTRAINTS

The plan opposite highlights the opportunities and constraints the development of the site presents.

ACCESS

This section of the Statement will address access issues to the site, including the following aspects:

Policy – justification of the relevant national, regional and local planning policies.
Site Circumstances – how any specific issues, which might affect access to the development, have been addressed.
Consultation – indicating who has been consulted in relation to access for all, particularly the disabled.
Vehicular and transport links - why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
Inclusive access - how everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.

The proposed development is in outline form; the indicative concept masterplan proposes 51 dwellings. The proposed access will be from Green Road.

Policy

At a national level, Planning Policy Guidance 13 Transport (PPG13) objectives are to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

PPG13: Transport (3 January 2011)

PPG13 requires Local Planning Authorities to: -

"Place the needs of people before the ease of traffic movement in designing the layout of residential development; and

Seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity and by planning for mixed uses."

Regional Spatial Strategy (May 2008)

A key aim of integrated land use and transport planning policies is to reduce the need to travel and to reduce the length and number of journeys, particularly those made by private car. The Plan includes a number of complementary policies to attract more journeys by foot, bicycle and onto public transport, encourage developments in locations well-served by public transport and introduce measures aimed at achieving a shift away from increasing car dependency.

Policy T1 covers the specific contribution which transport planning makes to effect modal shift, and Policy T2 (parking) makes an important contribution. There are strong linkages with Policy T3 (public transport), as significant increases in the capacity of the public transport network will be needed if a step change in modal share is to be achieved.

Barnsley Core Strategy (Adopted September 2011)

Dodworth is now in the Main Urban Area (Tier 1). The following section reviews the Core Strategy which provides the policy direction at a local level relating to transport and access.
CSP25 New Development and Sustainable Travel
''New developments will be expected to:
•Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
•Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and should provide more than the maximum number of car parking spaces set out in the Supplementary Planning Document.
•Provide a transport statement or assessment in line with the thresholds and guidance set out in Department for Transport 'Guidance on Transport Assessments' as published March 2007 (or any subsequent version).
•Provide a travel plan statement or a travel plan in accordance with the thresholds and guidance set out in Department for Transport 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process' as published April 2009 (or any subsequent version). Travel plans will be secured through a planning obligation or a planning condition.

Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy CSP 42.

If it is not possible or appropriate for the minimum amount of parking for cycles motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel''.

CSP26 New Development and Highway Improvement

''New development will be expected to be designed and built to provide safe, secure and convenient access for all road users. If a development is not suitably served by the existing highway, or would create or add to highway safety problems or the efficiency of the highway for all road users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition''.

CSP27 Parking Strategy
''We will develop a parking strategy that will help to influence people's travel choices in line with the challenges set out in 'Delivering a Sustainable Transport System' (Department for Transport, November 2008).
The strategy will include:
•a review of the number and location of short and long term car parking spaces, taking account of development proposals in Barnsley town centre
•an action plan to improve the management of new and existing car parks
•maximum car parking standards
•variable car parking charges dependant on location
•parking permits including residential parking schemes
a programme for monitoring car park usage.
And will consider:
•the potential contribution of park and ride, particularly at railway stations
•the potential for shared management of car parks between the council and the private sector
•the potential for dedicated car sharing spaces and other schemes to encourage change in travel behaviour
•developing parking strategies to cover the Principal Towns''.

Supplementary Planning Documents

At a local level, there are also a number of SPD's which are applicable to the design and layout of the proposal, these are:

SPD: Designing New Housing Development
This SPD supplements CSP29 Design and states how developments need to be accessed safely and conveniently providing for the needs of families, children, disabled and older people. It provides specific detail on the design and layout of new residential streets.

SPD: Parking
This SPD supplements CSP25 New Development and Sustainable Travel by setting out the parking standards expected by the Council for all new developments. The maximum number of parking spaces allowed in Barnsley Urban for housing and flats is 1 space for dwellings with 1 or 2 bedrooms, and 2 spaces for dwellings with 3 or more bedrooms, and the document provides guidance on the design of residential car parking and garages. The SPD also notes the requirements for cycle parking standards, powered two wheel vehicles and parking for people with disabilities.

South Yorkshire Residential Design Guide

This document provides a best practice guide used to help appraise the quality of new housing proposals. It contains highway and urban design guidance and aims to promote high quality design and development, which is sensitive to the context in which it is located.

Manual for Streets, 2007 and 2010

Manual for Streets supersedes Design Bulletin 32 and its

companion guide Places, Streets and Movement
MfS provides a clear framework for the use of local systems and procedures; it also identifies the tools available to ensure that growth and change are planned for and managed in an integrated way

MfS aims to assist in the creation of streets that:

- help to build and strengthen the communities they serve;
- meet the needs of all users, by embodying the principles of inclusive design
- form part of a well-connected network;
- are attractive and have their own distinctive identity;
- are cost-effective to construct and maintain; and
- are safe.

Existing Site Circumstances

The application site is located on the south-eastern side of Green Road, Dodworth, some 3.0 kilometres to the south-west of Barnsley town centre. The site has a 29.0 metre long frontage onto Green Road, B6449; an allpurpose distributor road providing a link between Dodworth, Silkstone Common and Oxspring. A public house is situated immediately adjacent to the south-western site boundary and directly opposite the public house is the junction with Baslow Crescent, a residential access road. Green Road has a 7.6 metre wide carriageway flanked by a nearside footway varying in width between 1.0 metre and 1.4 metres and a far side footway varying in width between 1.5 metres and 1.8 metres. The road is lit to side road standard, is subject to a 30mph speed limit and the centreline of the road is marked with hazard warning lines. The site is located on the outside of a bend in Green Road and therefore visibility from points along the site frontage is generally good.

Proposed Site Circumstance

Access to the site will be provided from Green Road by way of a simple priority junction, as shown on the site layout plan (PAGE 9). The design of the access will incorporate a 2.4 metre x 90 metre visibility splay to the left (south) and a 2.4 metre x 90 metre visibility splay to the right (north), The proposed access forms a staggered junction with Baslow Crescent, with a separation of some 35.0 metres, measured centreline to centreline. As noted previously, the existing Baslow Crescent junction incorporates informal acceleration and deceleration lanes. These features encourage drivers to execute left turn manoeuvres at excessive speed and in particular, the acceleration splay encourages drivers turning left onto Green Road to glance to the right rather than carefully assessing the available opportunities to enter a gap in the approaching traffic stream. In association with the construction of the proposed site access, the acceleration and deceleration splays at the Baslow Crescent junction will be removed and replaced by 10.0 metre kerb radii. Also, the existing give-way line at the junction will be brought forward to improve visibility for drivers turning from Baslow Crescent onto Green Road. The internal site layout will be designed in accordance with the South Yorkshire Residential Design Guide and the Barnsley SPD Designing New Housing Development, at detailed application stage. The main access roads serving the site will be designed to incorporate a 5.5 metre carriageway and two 2.0 metre wide footways and therefore there are no fundamental reasons why a development of this scale should not be served by way of a cul-de-sac arrangement. A separate footpath link to Green Road will be provided adjacent to the Travellers Inn public house.

Vehicular and Transport Links

Dodworth Railway Station is located on Station Road approximately 0.4 miles north west of the development site. The maximum recommended walking distance of 2.0 kilometres covers Dodworth Railway Station. There are existing bus stops on both sides of Dodworth Green Road and the both sides of the High Street. The stops on Dodworth Green Road are approximately 60 metres north of the proposed site access and the stops on High Street approximately 180 metres north east of the proposed site access.

These bus stops are used by services 20/20A/21, 23 and 24/24A, all of these services stop at Dodworth Railway Station and at Barnsley Interchange, where both local and national bus and train services are available. Dodworth Railway Station is managed by Northern Rail. There are regular trains available on a daily basis to Barnsley Interchange where both local and national trains are available. There is a free car park with 14 spaces which is open 24hrs. Barnsley Interchange is a combined bus and rail station offering a wealth of facilities to the travelling public including a newsagents, a chemist, a café, rail ticket office, information centre, offices & meeting room, toilets, cash machines, telephone, cycle racks, lifts & escalators, real time information screens a car park with 74 spaces for rail users and a secure, fully enclosed, high quality passenger concourse and waiting area.

Inclusive Access

External Access

The proposed development has direct, at-grade access to the surrounding footway network off Green Road. There is also direct, at-grade access from the proposed development to bus network that extends along Green Road.

The route from the proposed development site to the bus stops is fully lit with adequate footways, dropped crossings and tactile paving present.

People are very different in their needs, and in the way, they use the built environment. An inclusive environment recognises and accommodates these differences in a way that is universal. An inclusive design provides a single solution for everyone.

The principles of an inclusive environment will be:

- Easily used by as many people as possible without undue effort, special treatment or separation.
- Able to offer people the freedom to choose how they access and allow them to participate equally in all, activities it may host.
- Able to embrace diversity and difference, to be safe, legible and of high quality.

Internal Access

Inclusive access within the layout provides for ease of movement by all social groupings and the house types will be compliant with Part M of Building Regulations. This ensures that certain minimum standards for disabled access for such items as steps, ramps, door widths, accessible toilets etc, are adhered to. Access for disabled people to services, employment and the built environment is playing an increasingly important role in the development of new and the refurbishment of existing buildings. New legislation, regulation and planning requirements are currently being introduced and an increasing range of design guidance being published.

In response to this evolving ideal, the design team has adopted an approach, which incorporates measures to facilitate access and use by all people using the building including disabled people who may be wheelchair users or have a mobility, sensory or cognitive impairment. By following good practice guidance on accessibility it has been recognised that there is a benefit to all users of the environment, not only those with recognised disabilities.
The design considers access and use of the environment and the dwellings by residents and visitors. Dwellings incorporate features that can be easily adapted to suit the evolving and varying requirements of the residents. Accessibility has been incorporated while being mindful of the overall aesthetic and design aims of the scheme and with due consideration given to the constraints of the site.

Approach to Building

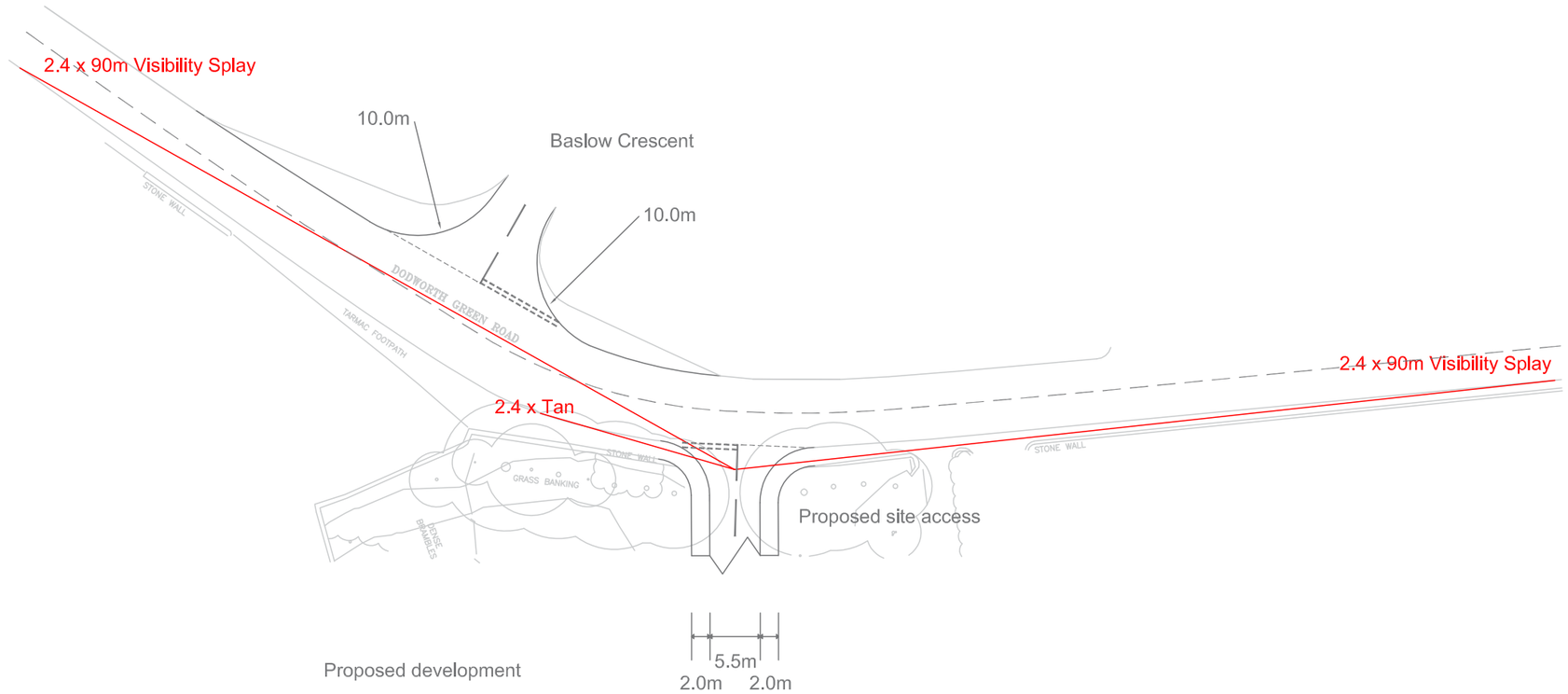
The approach to the building is the area of land within the curtilage of the property, from the boundary of the site up to the building itself. Consideration should be given to the construction of the pathways and use of various surface materials, dropped kerbs, tactile paving, parking and drop off points.

Entrances

Entrances should be located in a logical relationship to the accessible routes that serve it. Consideration should be given to signage, lighting, contrast etc. Where security is required to prevent unwanted access,

means of access should be located in a position suitable to all users.

References:
Approved Document M, Access and Facilities for Disabled People
BS 8300 Design of Buildings and their Approaches to Meet the Needs of Disabled



DESIGN EVOLUTION

The initial concept scheme opposite, was the subject of pre-application discussions with Barnsley Council in 2005, the comments made are outlined below:

PLANNING

Bob Merryweather – Barnsley Council
Emma Jackson – Barnsley Council
Laura Mepham - John R Paley Associates Ltd

13th September 2005

Discussed Consultation Draft D05/1891/01 August 2005

- LM – The layout comprises mix of detached homes ranging in height from 2 to 2 ½ storey. Site falls away and as yet no topographical survey has been carried out. POS has been located adjacent to the public house which is a listed building which serves two purposes both enhancing its setting and retaining the TPO'd trees.
- BM – First issue to be addressed is the "Greenfield" status of the site. Barnsley are not releasing Greenfield land given there is an adequate supply within the district of brownfield land both with and without planning approval.
- BM – The Inspector has tested this at Appeal recently on a number of sites.
- BM – Any application would require a supporting sequential test in accordance with guidance contained within PAN30.
- EJ – Planning has been approved on the adjoining school site.
- LM – Are there any issues with the layout. EJ – no issues, which immediately arise, however major hurdle is the Greenfield status of the land.

HIGHWAYS

2nd November 2005

Karen Smith – Barnsley Metropolitan Borough Council
Laura Mepham – John R Paley Associates

- The location of the access is acceptable.
- The visibility splay is adequate.
- Require kerb build adjacent to plots 2a and 36.
- The highway department has no right to close the access without consent – conveyancing agreement between Barnsley Metropolitan Borough Council Estates and purchaser of school to resolve agreement.
- Remove speed bump adjacent to the 1st plot.
- Remove speed bump and provide level block paved area.
- Reduce length of last Cul De Sac and begin near double garages.
- Highways Officer would prefer to see the Old Stables accessed through the new development.
- No objection in principle to retaining the access and re-siting access for school development.
- They would like to see the two developments designed together.

4

DESIGN EVOLUTION

Public consultation is now at the heart of the government's agenda and an integral part of the planning system.

Community consultation has enabled us to achieve the following objectives:

1. Understand the community, the key players, and the local representatives

2. Brief key players early, ensuring their comments and views add real impetus and insight into proposed planning applications.

3. Engage the wider community in an open and transparent way, ensuring that we consult widely enough to satisfy local stakeholders and officers.

A consultation document was produced and posted on our web-site, we wrote to 89 neighbours on :-
Chantry Orchards
Green Road
Padley Close
Strafford Walk
Ratten Row
Low View.

Of the 89 letters we received a large response from the local community which is summarised below.

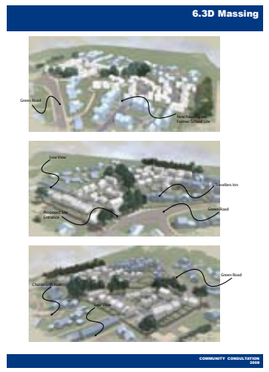
A petition of 12 signatures from residents of Low View, main objections relate to traffic concerns and invasion of privacy. Concerns over plan to introduce a footpath from the development to Low View.

A petition of 37 signatures of residents from Strafford Walk, Ratten Row, St John's Close, Chantry Orchards, Padley Close, Low View, the main issues raised are:-

- Greenfield site
- A previous application has been refused by Barnsley Council and at Appeal.
- Change in levels will affect te privacy of residents.
- Plans provided are not to scale.
- Location of proposed houses is too near existing dwellings.
- Road is to be constructed through the TPO'd area of trees, which add to the character of the listed building.
- Footpath onto Low View will cause a security issue to residents.

A further 14 written responses were received, the comments made are:

- Effect on wildlife
- Increase in traffic
- Footpaths are a concern onto Low View
- Insufficient detail of the proposed buildings and affordable housing
- Three storey property built on boundary with no 53 Strafford Walk
- Green space in heart of Dodworth Village full of wildlife.
- Lack of privacy
- Noise
- Devaluation of property
- Loss of open views
- Drainage issues to Ratten Row
- Bats inhabit the trees on the middle and edge of site
- Concerns over boundary between site and Chantry Orchards
- Overlooking into existing residents windows.
- Welcome footpath access onto proposed estate so can use footpath to Dodworth Village and play space
- Welcome retention of mature trees



CONCEPT MASTERPLAN

The concept masterplan opposite proposes the following:

1. Access from Green Road.
2. Retention of trees protected by TPO to the site frontage, through the centre of the site and to the southern boundary.
3. Utilisation of existing landscape to create a green swathe through the site incorporating a potential play area.
4. Creation of potential pedestrian linkages to Low View, Green Road and land extending beyond the southern boundary.

A number of negatives were identified with this scheme following a design critique, these are:

- Three storey dwellings sited next to existing dwellings. They are not characteristic of the area and maybe overbearing on existing properties.
- Lack of visitor parking

The scheme opposite was then produced in 2008, the layout opposite features a number of amendments from the 2005 scheme and follows the principles established in the concept masterplan, which are as follows:

- The inclusion of additional land, notably the properties of:
  Hillside
  Fieldside
  The Old Stables
- The retention of trees along the site frontage with Green Road.
- The layout now takes account of the re-development of Dodworth C of E School with residential dwellings.

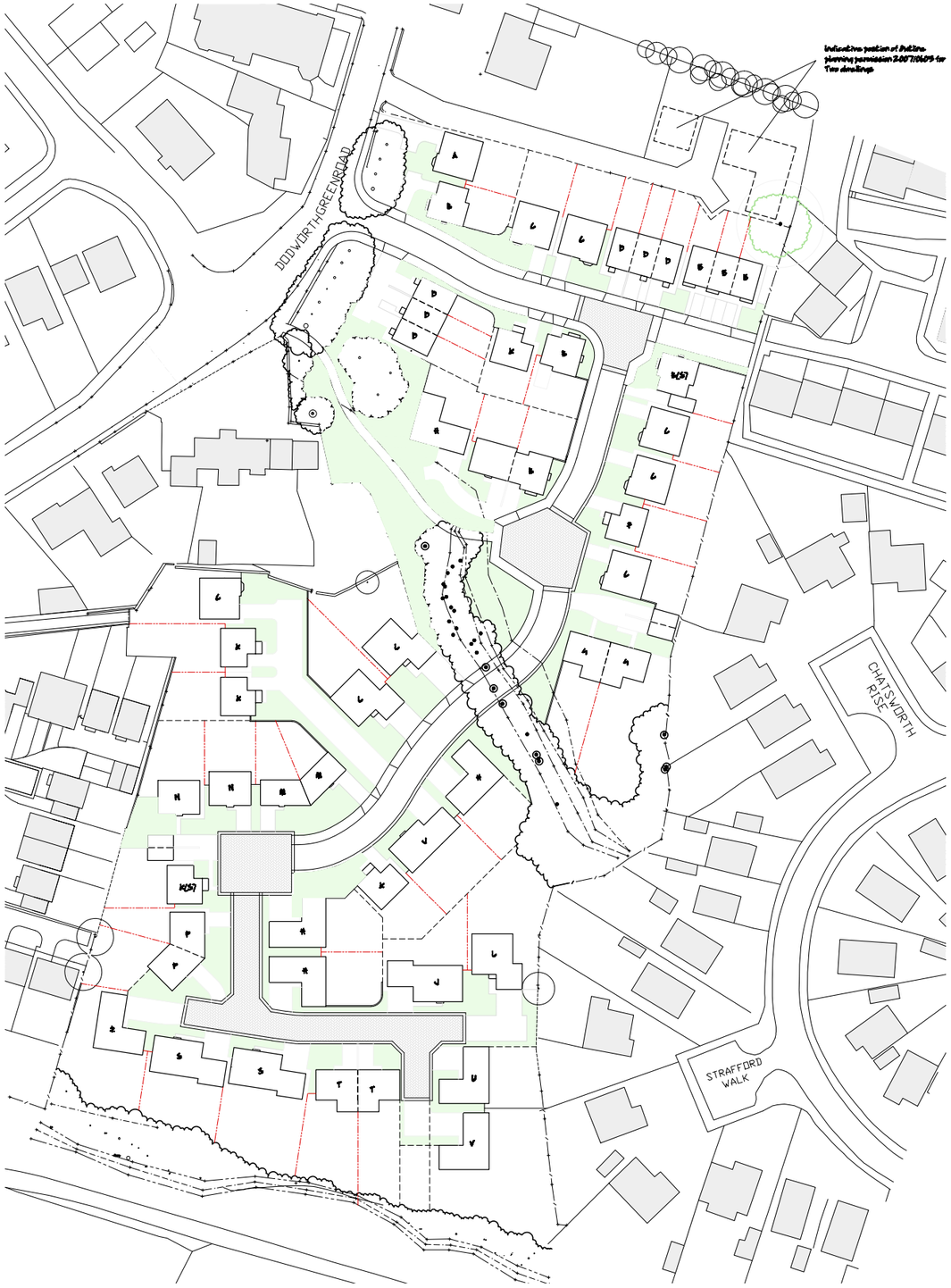
This layout has been the subject of pre-application discussions with Barnsley Council.

8th October 2008

Laura Mepham - John R Paley Associates
Simon Hicks - John R Paley Associates
Andrew Burton - Barnsley Council

- The status of the land was raised by AB and questioned the extent of brownfield land and curtilage of the properties. A PAN 30 assessment would be required with the planning submission. LM confirmed this had been undertaken and could be emailed through for pre-application comments. *A response is awaited.*
- JRPA requested clarification on the position of the entrance and its impact on the wall and trees. *A response is awaited.*
- AB stated that an education contribution from the development was unlikely but would confirm. *A response is awaited.*
- AB stated a unilateral undertaking would be required to be submitted with the application for affordable housing, a template could be provided. 25% contribution would be required, with a 80/20 split for social rented / intermediate housing.
- Public open space would be required, a commuted sum maybe acceptable in lieu of on-site provision.

DESIGN SOLUTION
amount



This section of the Design and Access Statement aims to provide a justification of the amount, layout, scale, appearance and landscape in relation to the planning submission.

Amount

This application is in outline form, however, as the indicative layout identifies 51 dwellings can be accomodated on this site. Given that the site is gross 2.2 hectares, this equates to a density of 23 dwellings per hectare. The nature of the site and its existing features notably significant number of trees and existing stream are major constraints of the development. A net site area (0.26 hectares of pos) of 1.94 hectares provides a density of 26 dwellings per hectare. Although this is below the minimum specified within PPS3 it reflects the existing urban character which is relatively low density development.

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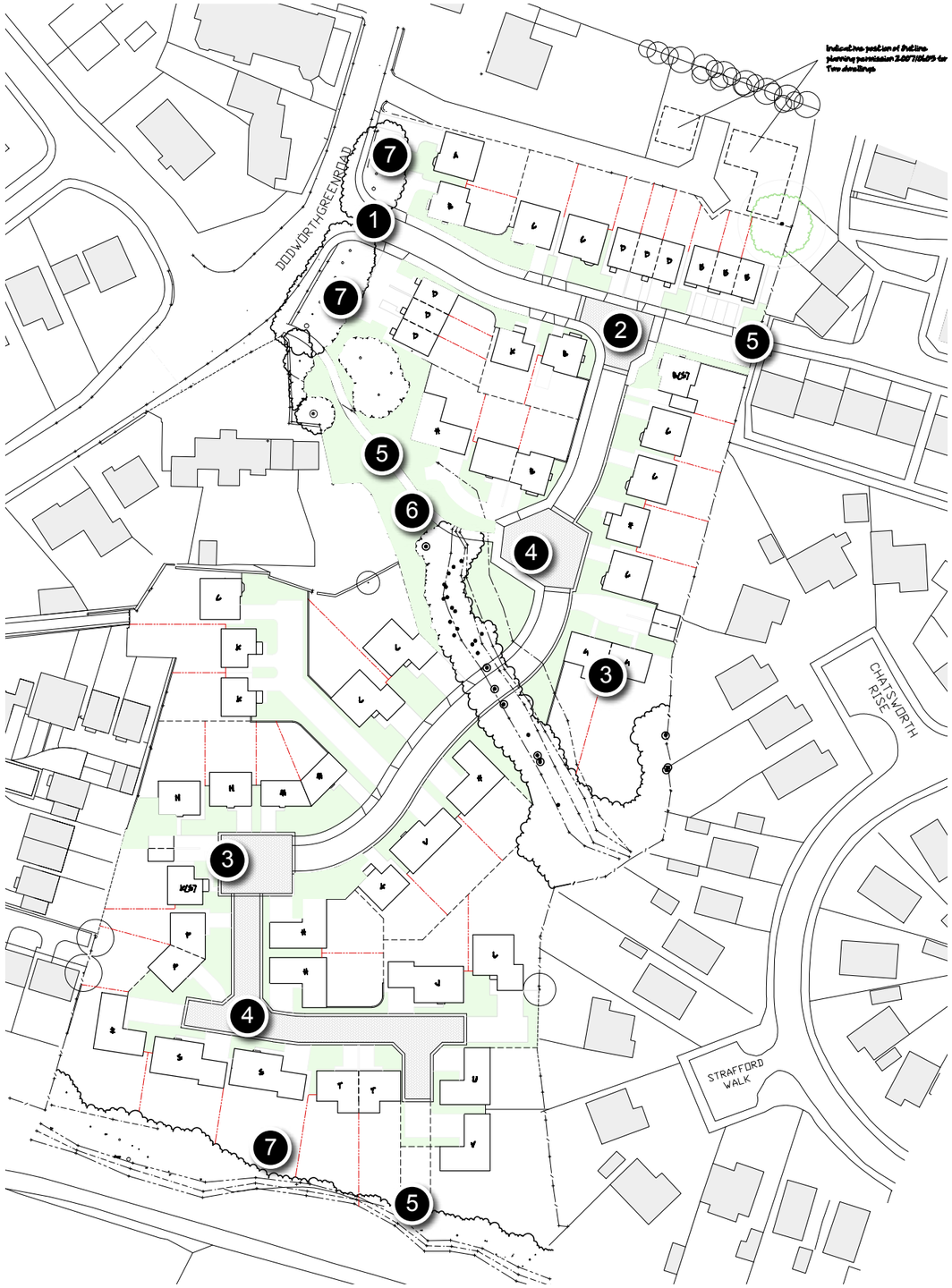
DESIGN SOLUTION
layout



This section of Design Solution will seek to describe the way that buildings, routes and open spaces are provided i.e. strong street presence, focal points, key feature buildings, open space and the siting of dwellings around them. How do these relate to the surrounding development in terms of orientation, open spaces etc.

Layout

The Opportunities and Constraints Plan indicated that the site is surrounded by dwellings on three sides and would constitute the rounding off of the settlement.

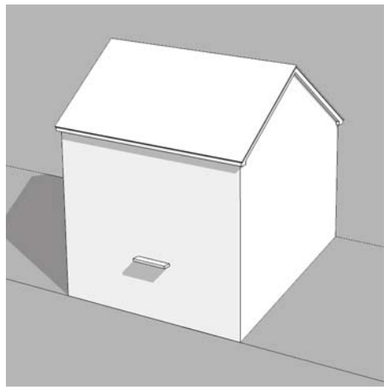
The concept plan proposed creating focal nodes of development, vista stops and views over the woodland.

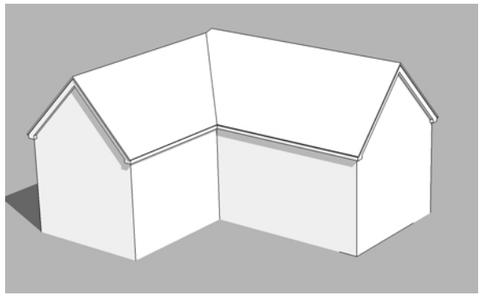
The concept plan has then translated into the indicative design solutuion shown opposite. The main aspects of the design are outlined below:

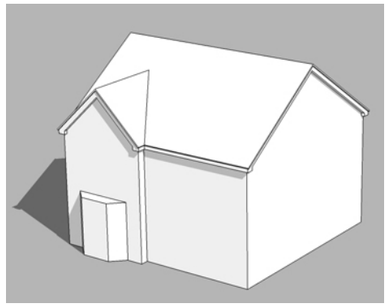
1. Access taken from Green Road
2. Primary access road leading to an arrival space.
3. The urban structure aims to create a rhythm with quieter thematic areas giving way to occasional focal points. This can be achieved by marking key focal points and gateways with landmarks, distinctive landscaping or varying the building line.
4. Highway network will be designed for low speeds, pedestrians, cyclists, vehicles can mix safely together.
5. Pedestrian linkages are proposed to the wider locality, a safe attractive and well cared for public realm will encourage people to walk.
6. The proposed central area of open space which has the potential to serve as a variety of functions from village green to an informal kickabout area. The area utilises the retained treescape for visual and environmental amenity.
7. Perimeter screening is integral to the development and serves a number of function - screening the development from the adjoining railway, a buffer between new and existing dwellings and to create an attractive residential environment.

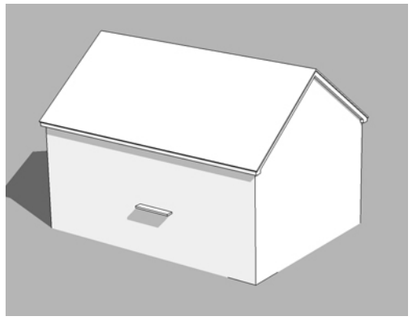
DESIGN SOLUTION
scale

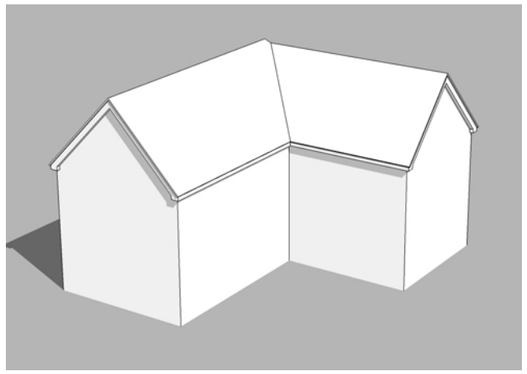
2 Storey

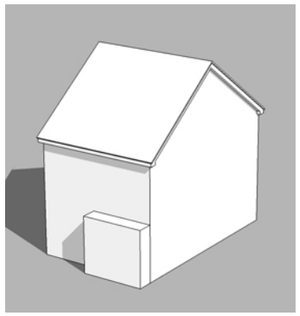


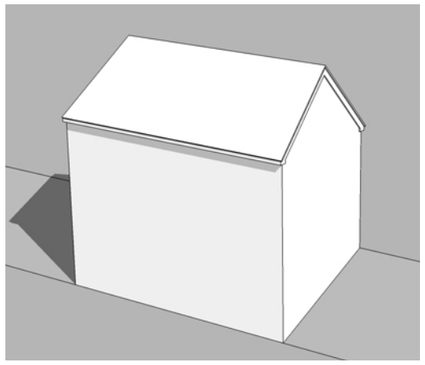


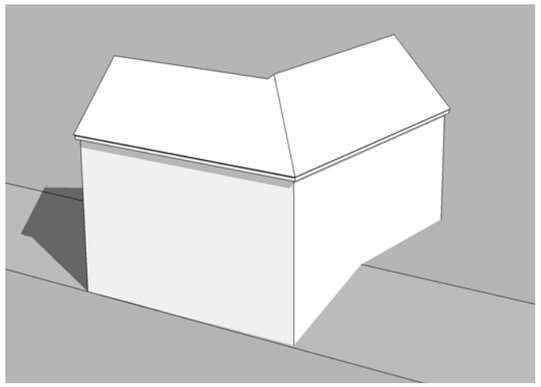


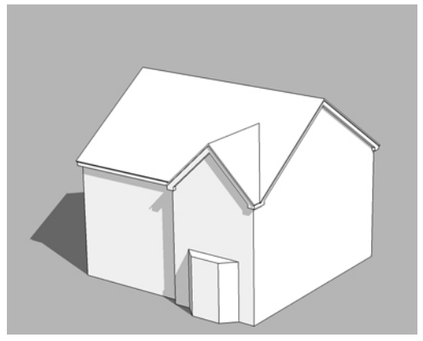


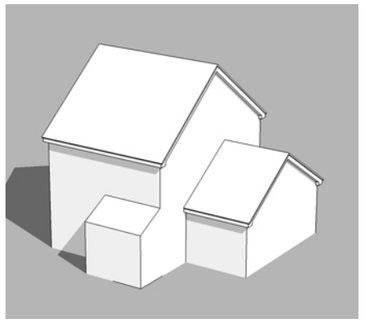


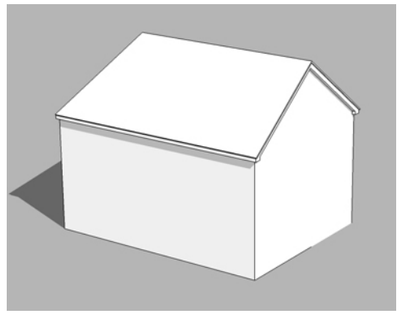












The upper limits of the 2 storey housetypes are:

Height - 8.6 metres

Width - 12.5 metres

Depth - 11m

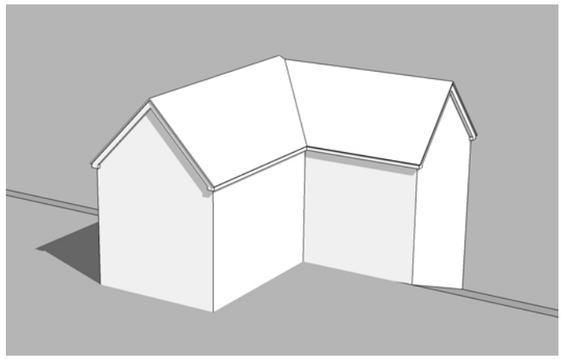
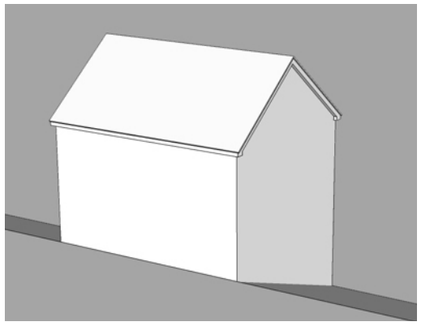
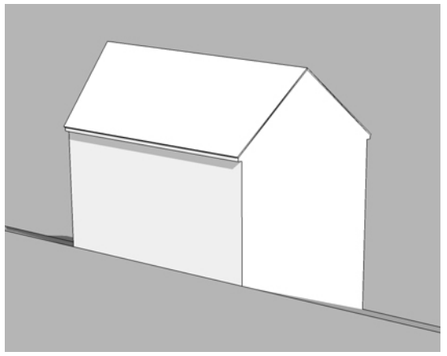
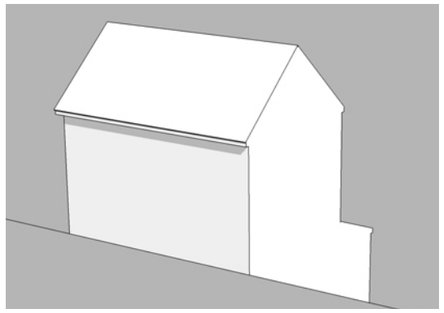
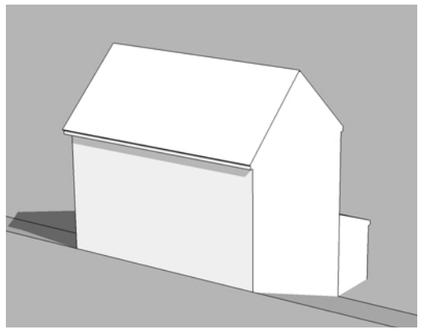
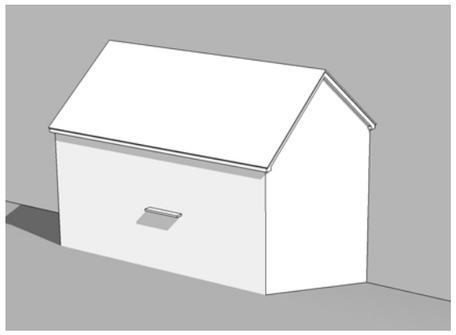
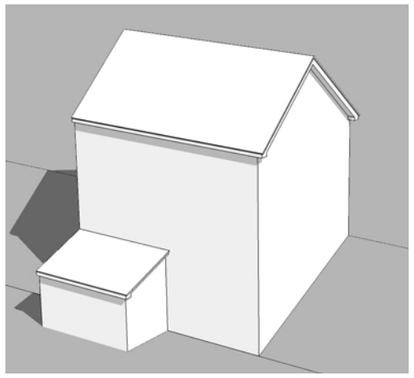
This section will provide specific details relating to the height, width and length of buildings in relation to the surrounding built form and how they will relate to the human scale.

Scale

The predominant heights of dwellings within the immediate locality are two storeys.

The dwellings shown are **indicative** and demonstrate the types of property which could be included on the site.

Split Level

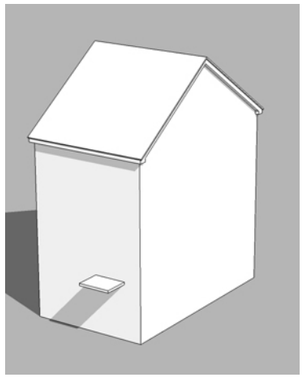
The upper limits of the split level housetypes are:

Height - 11.6 metres (front)
- 8.6 metres (back)

Width - 12.5 metres

Depth - 11 m

3 Storey



The upper limits of the 3 storey house type is:

Height - 11.6 metres

Width - 5 metres

Depth - 8.7m

The plan opposite highlights indicative storey heights of the development

3 Storey

Split Level

2 storey

DESIGN SOLUTION
layout

render / slate roof
sited next to brick property

brick with tudor boarding
red tiled roof

church constructed in traditional stone and slate roof

brick with tudor boarding
red tiled roof

grey tile roof - extension completed in red tile

red brick / grey tile roof

ecclectic mix of properties on Green Road

artificial stone and slate sited next to red brick dwelling

This section will describe the visual impression of the buildings – proposed materials, architecture, decoration, lighting and how it will relate to the surrounding development.

Appearance

The earlier images on page 4 highlighted the varied architectural styles of surrounding locality.

This application is in outline form and materials will be specified at the detailed reserved matters stage.

The photo montage demonstrates materials already utilised in the locality.

However the following palette of materials could be used:

Elevations

- Brick
- Artificial Stone
- Render

These could either be individual properties constructed in one of the materials or a combination used on one dwelling to provide relief to the elevation and importantly to emphasise key buildings / vista and focal stops.

Roof Materials

- Artificial Slate Tiles
- Red Tiles

Using a variety of roofing materials helps to break up the monotony that would be created by one material. It provides visual interest and stimulation.

How open spaces will be treated to enhance and protect the character of a place.

The detailed reserved matters will include the landscape proposals for the site, however the plan opposite indicates how the scheme could potentially be treated. Open space will be provided in accordance with the SPD: Open Space Provision on New Housing Developments.

Indicative landscape principles are outlined below:

Within the residential areas of the site most planting will be carried out within front gardens, this planting has 3 main aims:
Defining defensible space - The use of shrub beds creates visual and physical barriers, providing protection from roads and footways and between plots.
Creating distinctive spaces - To distinguish this development, an individual selection of plants have been chosen, to create a distinctive character.
Complimenting the built form - The use of Trees and shrubs of varying heights and form can integrate the built form into the landscape. This is achieves softening walls, breaking up building lines and filtering views between buildings.
Secure by Design guidelines - Applying these guidelines in this design includes the selection of defensive planting while maintaining clear visibility and allowing natural surveillance. Positioning of shrubs and trees to provide privacy and security without providing hiding places or opportunities for anti-social behaviour

Management and Maintenance

Only private space would be covered by this landscape proposal, the arrangements for ongoing maintenance and management of landscape within the development would be covered as follows.

Individual ownership
Garden areas will come under the ownership of individual householders, who will then be responsible for the maintenance of lawns, trees and shrubs. The developer may apply restrictive covenants, which place a legal obligation on the owner to maintain gardens in a particular way.

Joint ownership/management company
Landscaped areas within the curtilage of apartments would be under joint ownership and would be maintained via a management company appointed by the developer. A management plan would be established for these areas to ensure that they are maintained to an appropriate standard.

Hard Landscape

Private drives could be bitumen macadam with pre-cast concrete kerbs to provide safe functional surfaces.

Boundary Treatments

The boundary treatments which could be used in the site have been chosen to provide appropriate levels of security and privacy. These include could include;
1200 timber fence between properties provides an unobtrusive screen.
1800 walls and fences positioned to rear and side boundaries provide further security.

900 railings or a 450 knee rail fronting areas of open space

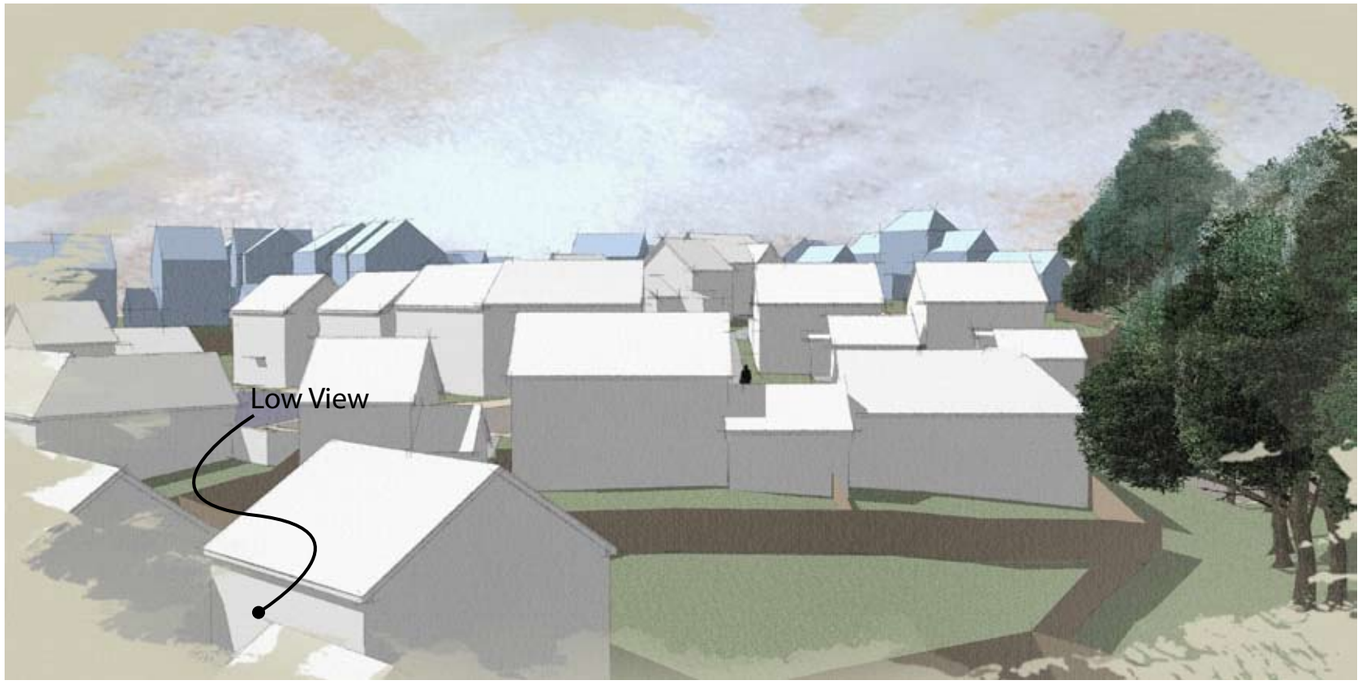
Secure by Design guidelines
Incorporating these guidelines in any design solution involves the selection of defensive planting while maintaining clear visibility and allowing natural surveillance particularly to the frontage of properties. Positioning of shrubs and trees to provide privacy and security without providing hiding places or opportunities for anti-social behaviour.

Green Road
New housing on
Former School Site

Low View
Travellers Inn
Green Road
Proposed Site
Entrance

INDICATIVE 3D MODELLING

INDICATIVE 3D MODELLING



New Housing on
Former School Site

Strafford Walk

SUSTAINABILITY STATEMENT

1. Introduction

The purpose of this report is to provide an overview of the approach to sustainability adopted for the development at Green Road, Dodworth, Barnsley. The most readily cited definition of sustainable development is development that, "meets the needs of the present without compromising the ability of future generations to meet their own needs." (Bruntland. 1987. Report of the World Commission on Environment and Development). The sustainability of the Green Road development can be measured by its long-term economic, environmental and social impact.

This sustainability report has been compiled with reference to national, regional and local policy and guidance on sustainable development and the following documents and reports have been considered throughout the design process and referenced in this report.

Code for Sustainable Homes Technical Guide (April 2008) – Department for Communities and Local Government.
Meeting the Energy Challenge (May 2007) – A White Paper on Energy– Department of Trade and Industry, HM Government
A completed PAN30 Sustainable Location of Housing Sites checklist is included with this application. The site was found to be sustainable and has met the requirements of PAN30
Arboricultural Survey to BS 5837:2005 (July 2008). JCA Limited.
Preliminary Investigation (Desk Study). (January 2006). Sirius Geotechnical and Environmental Ltd.

2. Site Description

The site is situated on the south western side of the village of Dodworth, which is located approximately 3km from Barnsley town centre. The site is roughly rectangular in shape with the longer axis running north / south. The proposed site includes three existing dwellings; Hillside, Fieldside and The Old Stables, which will be incorporated within the development site. The site covers an area in excess of 2 hectares.

The site border to the north is formed by the gardens of a large detached house (Stonehouse). The western borders are irregular and accommodate a range of adjoining properties including most significantly, the Travellers Inn public house and the buildings and grounds of the now unused Dodworth Church of England School. The eastern boundary of the site is formed by the rear gardens of housing located on Chatsworth Rise and Strafford Walk with trees, hedge rows and a stream forming the southern boundary.

A further stream flows along a slant line from north-west to south-east, through the approximate centre of the site, forming a small valley and terminating in a series of sinks on the eastern boundary of the site. The site ground level falls from north to south.

3. Sustainability Assessment

In support of the planning application a Sequential Approach and Sustainability Assessment was produced to provide information on various issues relating to the sustainability of the site and justification for residential development. Elements of the report, specific to this sustainability statement are summarised below:

Site Description

The site is sloping in parts and is not all formal garden land, however it is not necessary for land to be formally laid out and actively gardened to form part of the curtilage of a dwelling. The land is either laid out as a formal garden or informal/rough grassland. It is not open land in the countryside, nor is it designated urban greenspace.

Site Appraisal

The site is located off Dodworth Green Road, some 175m from the junction of Dodworth Green Road and High Street, which is the principal shopping street in Dodworth. The site is within 800m of all the essential services and facilities. This includes St John the Baptist Primary School, Apollo Court medical centre, local convenience store and Public Open Green Space.

Public Transport

In terms of public transport accessibility, the site is approximately 575m from Dodworth Train Station. Dodworth is on the Penistone Line and is one stop away from Barnsley. Services run hourly from Dodworth to Barnsley (7 minutes journey time). The Penistone line runs between Huddersfield and Sheffield, but there is more choice of destinations from Barnsley, including Leeds and Wakefield.

"There is a bus stop at Thornley Arms on High Street. This is approximately 440m from the application site along Dodworth Green Road and High Street. There are 3 buses per hour, running through the day into Barnsley Transport Interchange with a journey time of approximately 15 minutes.

4 Ecology and Biodiversity

4.1 Site Overview

Ecological value is an important factor when considering the sustainability of the proposed development and is influenced by the previous use of the site and the presence of ecological features. The re-use of existing sites helps to slow down the destruction of natural habitats and where homes are constructed, any damage to local ecology or areas of natural beauty should be avoided.

4.2 Arboricultural Survey

An Arboricultural report was produced by JCA Ltd Arboricultural Consultants in July 2008 to give detailed, independent, arboricultural advice on the trees present on site. The report includes all trees within the site boundary with a stem diameter above 75mm, as well as applicable trees outside the site boundary that are close enough to be affected by development. The results of the survey and subsequent report are summarised below:

There are a number of high quality, high amenity trees (Category A) within the site area, some with Tree Preservation Orders (see Fig.1). The 'Category A' trees are located on the north-west boundary adjacent to Green Road, the southern site boundary and the north-west to south-east slant line of trees adjacent to the stream that effectively divides the site across the centre.

There are a number of reasonably high quality trees whose retention is desirable within the site and these 'Category B' trees are situated close to the north-west boundary of the site adjacent to the aforementioned Category A trees.

There are a number of lower quality 'Category C' trees on the site that are of low quality and value. The removal of some of these should be considered acceptable, if required to facilitate the development.

There is one tree within the site that is classified as category R as it is in such poor condition that it should be removed. This particular tree is highlighted in red in Fig 1 and should be removed as part of the proposed development.

As highlighted in the illustration below (Fig1) the current residential layout retains all of the 'Category A' high quality trees whose retention is desirable and the majority of 'Category B' trees are also retained along the north-west border above the Travellers Inn.

The lower quality 'Category C' trees and the single 'Category R' tree on the site have been removed at the time of writing this sustainability statement. As defined in the Arboricultural report, "the removal of some of these trees should be considered acceptable if required to facilitate the development." (JCA Ltd. 2008)

Retaining all 'Category A' high amenity trees, whose retention is most desirable and the majority of 'Category B' trees will enhance the development considerably, ensuring a large number and good distribution of high quality mature trees throughout the site.

Ecology and Biodiversity Summary

The site prior to development contains a number of ecological features, namely trees, hedges, unimproved grassland and two separate streams; one located within the site and one located adjacent to the southern boundary of the site.

The proposed development will minimise the damage to the ecological features and value of the site through the retention of all category A trees and the majority of category B trees. Additionally the stream running through the centre of the site will be unaffected by the development and will continue to provide the same biodiversity value. This protection of the important ecological features of the site will help to ensure that following some temporary disturbance to the local ecology during construction, wildlife will return to the site.

fig 1: Arboricultural report with proposed layout overlay showing retained trees

5 Energy and Carbon Dioxide Emissions

The site layout has been designed to ensure that the majority of housing (57%) has a front or rear elevation and roof orientated within 30 degrees of due south (see Fig2). The site also features generous spacing between housing blocks, which ensures that overshadowing does not compromise available solar gains.

A south-facing orientation provides increased solar gain through glazing which reduces energy consumption for space heating as well as providing a suitable roof mounting space for a solar hot water heating system or Photo-Voltaic panels. This 'future-proofing' for solar roof panels, where feasible, helps to provide an effective and robust future upgrade path for the utilisation of low and zero carbon technologies.

Solar Hot Water heating is considered to be a proven and robust renewable technology that can provide around a third of the average house's hot water needs, reducing the average domestic CO2 emissions by around 325kg per year (online: www.energysavingtrust.org.uk). Typically, the installation of a solar hot water heating system costs between £3000 and £5000 and a Government subsidised grant is available for both solar hot water and solar photovoltaics as part of the Low Carbon Buildings Programme. Maximising the number of south oriented dwellings on the proposed development provides a large number of households with the option to take advantage of renewable technologies and associated grants.

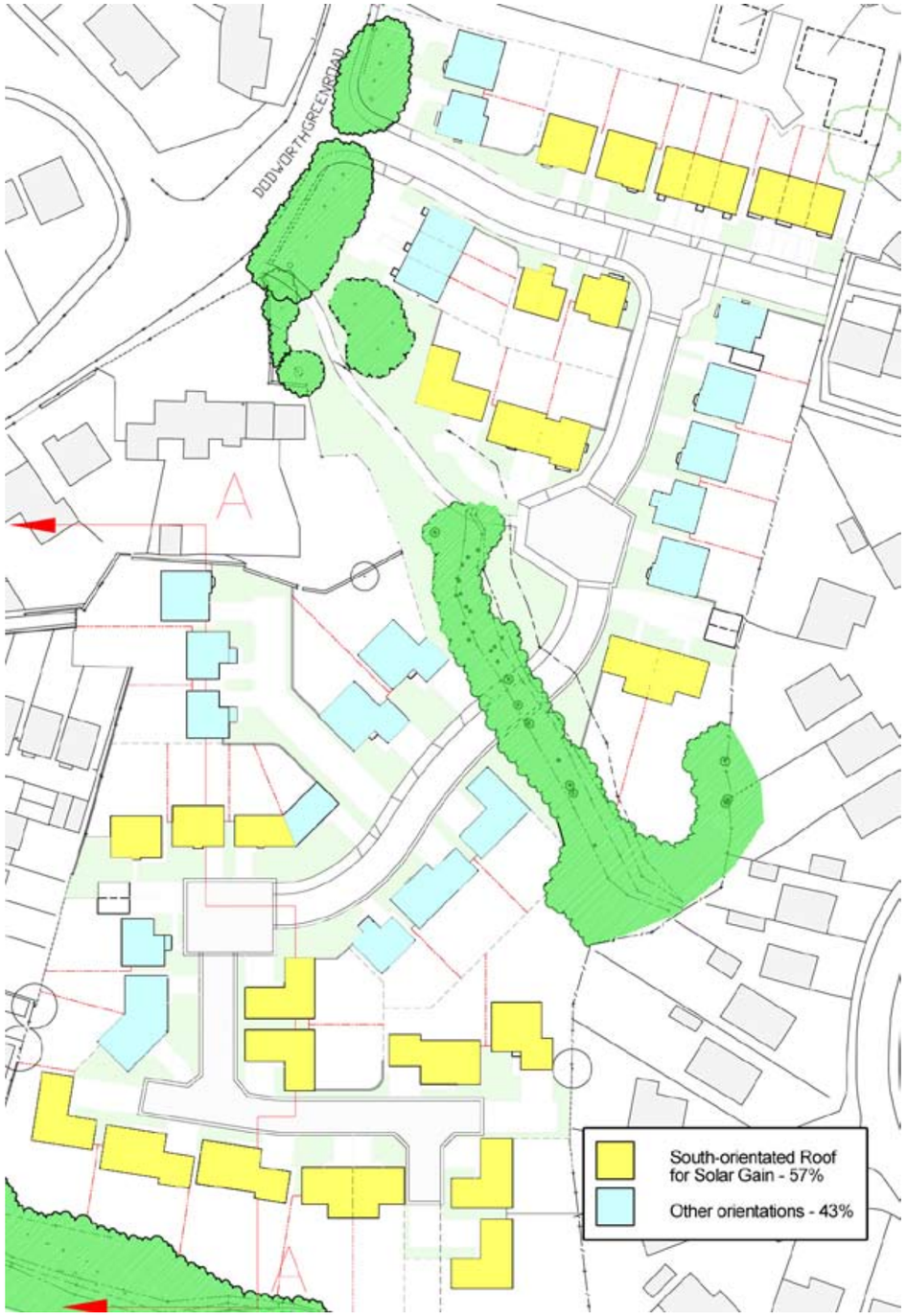


fig 2: House and Roof orientation for Solar Gain.

The thermal insulation performance of each house type will be to a level above the requirements outlined in the current Building Regulations. Additional conservation of energy will be achieved through the implementation of high efficiency condensing boilers and the provision of dedicated energy-efficient internal lighting.

6 Surface water run-off

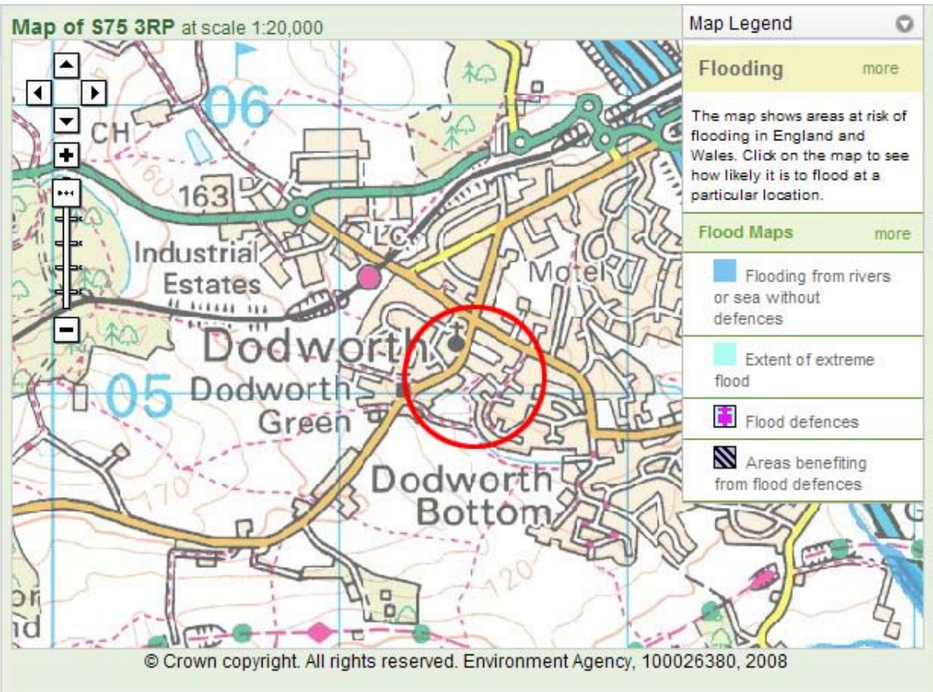
The proposed development site will feature areas of pervious hard surfacing in the form of block paving, which allows water to pass through the areas between blocks. Additionally, the generous garden areas provided for all dwellings will reduce and delay the discharge of rainfall to public sewers and watercourses at times of heavy rainfall.

It is anticipated that the above measures, along with the possible incorporation of water butts to all properties will ensure that the flood risk following development should be no greater than the current risk associated with the site in its undeveloped state.

According to the Environment Agency the site falls within an area "which fell outside the extent of the extreme flood, at the time of our assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. " (Environment Agency Flood Map. Online. http://maps.environment-agency.gov.uk).

This measure of flood risk is equivalent to Zone 1 – Low Probability of flooding, as defined in the Code for Sustainable Homes Technical Guide (CSH Tech Guide. April 2008).

fig 3: Environment Agency Flood Risk Map



7 Health and Wellbeing

7.1 Daylighting

Adequate access to daylight will be provided in all homes to improve the health and wellbeing of occupants by providing a pleasant interior environment and to reduce the need for artificial lighting. Generous spacing of the housing will ensure that the majority of windows on front and rear elevations will have a clear view of the sky and subsequently improved levels of daylighting.

All house types feature windows that have been sized and located to maximise the quality and quantity of natural light in interior spaces. In addition, the site layout design addresses the need to minimise obstruction to visible sky from houses and trees both within and surrounding the site.

7.2 Sound Insulation

Construction detail, materials choice and design will ensure that the performance of the separating elements of attached dwellings will achieve a standard of sound insulation equal to or greater than the standard required for compliance with Building Regulations Approved Document E. This will reduce the likelihood of noise complaints amongst neighbours and help to ensure a healthy and harmonious residential environment.

7.3 Private Space

All dwellings will be provided with secure private outdoor space in the form of generous gardens that can be utilised as secure playing spaces for children, for horticultural purposes or as a convenient place for fresh air to improve occupier quality of life. Additionally it is expected that the horticultural development of the gardens will further enhance the ecological value of the site.

7.4 Security

Consideration has been given to security issues within the site and the development design reduces the opportunity for theft crime. This is essential to encourage occupants to feel safe and secure within the development.

8 Conclusion

The sustainability of the development is demonstrated by the fact that it is within Barnsley's Main Urban Area, it will contribute to the present and recognised need for high quality housing whilst retaining the most significant ecological features of the site

The proposed development provides a majority of housing with a south orientation and generous plot spacing through the provision of generous garden areas. These measures will help to ensure useful solar gains and good daylighting, helping to minimise housing energy use and carbon dioxide emissions regardless of specific house type design.