

**Proposed New Dwelling
The Old Quarry
Common Road
Brierley
Barnsley**

Ref: 15.25
Date: March 2016
Version: 01

DESIGN AND ACCESS STATEMENT



View of site frontage to Common Road looking north.

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1.0 Introduction

- 1.1 This statement has been prepared in support of an application for Full Planning Permission for the erection of a detached dwelling with garage and associated access improvements.
- 1.2 The site has been the subject of previous planning applications for alternative forms of development which includes:
 - 2010/1097 submitted 07/09/2010 – withdrawn
 - 2011/0337 submitted 22/03/2011 – Refused and dismissed at appeal.
 - 2012/0472 submitted 13/06/2012 – withdrawn
 - 2013/0645 erection of 3 Dwellings – Approved January 2014

The most recent 2013/0645 Approval is the most relevant and the current proposals, although for a single dwelling have many similarities.

2.0 Location

- 2.1 The site is located on the south eastern outskirts of Brierley, 5 miles north east of Barnsley. It lies to the north side of Common Road adjacent to Royd View Cottages. A Site Location Plan is provided as part of the application documents.

3.0 Assessment

- 3.1 The site has a total area of 0.26Ha. It has an existing access to Common Road. The site is the extent of a former Quarry used to extract local stone but has been redundant for many years.
- 3.2 The site topography is shown the Site Survey Drawing Ref: S7864. It is roughly rectangular with a frontage to Common Road of 64 metres and a depth of 40 metres. There is a difference in level between the road and the land at the rear of approximately 4.5m to the lowest point. At the rear of the site the quarry wall is approximately 10 metres high.
- 3.3 A Photographic Survey is included as part of the application documents.
- 3.4 To the north east of the site is a row of traditional two storey terraced houses where floor levels are elevated approximately 1.6m above road level. To the rear of the site, north and west, exists housing and land currently subject to housing development at Lilac Farm. To the south west of the site is a narrow parcel of land recently granted planning permission for the erection of a single dwelling.

- 3.5 The site is the subject of a Tree Preservation Order and is located within the Brierley Conservation Area. It is generally over grown and has a number of self set trees predominantly at the perimeter but also within the site which individually are of limited value but as a whole add to the amenity of the site. A Tree Survey has been prepared by James Royston Arboricultural Consultant. A method Statement has also been prepared and submitted to confirm the proposed work to existing trees.
- 3.6 As part a previous planning application the Councils Bio-Diversity Officer requested a survey to determine the ecological merit of the fruit trees at the front of the site. The previous application proposed removal of the fruit trees but the majority are now to be retained however a copy of the Addendum to the Arboricultural Report prepared by JCA Ltd in November 2012 is provided as part of the application documents.
- 3.7 A Bat Survey and Report was prepared as part of the previous planning application ref 2013/0645 in 2012 by JCA Ltd.

The report found 'no signs of bat roosting in any part of the site'; the only part of the site that might have some potential is the fissures in the rock face which are relatively small and deemed to have 'moderate potential for bat hibernation'.

The development is sufficiently far away from the rock face so as not to have any adverse effect on protected species using this part of the site.

- 3.8 The site is concealed from view by a 1.5m high wall along the frontage boundary and the ground levels slope away from the road towards the face of the quarry at the rear (north of the site). This has made it susceptible to anti-social behaviour and fly-tipping. The owners have made various attempts to secure the site by erecting security fencing across the access but this had had little effect in preventing unauthorised access.
- 3.9 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 18-219 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.
- 3.10 The NPPF at paragraph 56 sets out the government's approach to design which advises that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to make places better for people. Paragraph 57 expands upon this and advises that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The submitted plans and Design & Access Statement clearly sets out how the development can meet these objectives and therefore represent high quality design.

- 3.11 The Barnsley Metropolitan Borough Council Unitary Development Plan designates the site as Urban Greenspace. It is also located within the Brierley Conservation Area. The trees within the site are the subject of a Tree preservation Order.

The most relevant local policies described below are set out in the Adopted Local Development Plan Policies Core Strategy document.

CSP1 – Climate Change

The site is located in a sustainable location which is not at risk of flooding. The use of sustainable methods of drainage is proposed and the retention of much of the existing trees at the site will promote biodiversity.

CSP2 – Sustainable Development

The development will be constructed using locally sourced materials including natural stone walling. The new dwelling will be highly efficient utilising high levels of insulation, low water use and electrical efficiency by the use of low energy lighting throughout.

The development will allow for the effective use of previously developed land (the quarry) which has become run down allowing for sympathetic regeneration.

CSP3 – Sustainable Drainage Systems

The site will be developed using soakaways to dispose of surface water drainage in compliance with SuDS.

CSP4 – Flood Risk

The site is not at risk of flooding nor is it likely to cause flooding elsewhere.

CSP17 – Housing Regeneration Areas

Brierley is an area where the Council intend to support a range of housing regeneration by granting planning permission for residential redevelopment with a mix of housing types and densities. The proposals for a large single dwelling to accommodate the specific needs of the applicant and his family are appropriate to the site and provide an alternative to much of the larger higher density redevelopment within Brierley.

CSP29 – Design

Although the building has a large footprint it is designed to integrate with domestic scale development and comprises a series of attached buildings with a central two storey element and single storey attachments reducing

and stepping down the size and scale towards the perimeters of the site. The buildings include natural walling stone and steeply pitched roofs with good quality artificial stone slates which are appropriate to the location and help to maintain and enhance the appearance of the site within the Conservation Area.

The new dwelling is set down within the quarry and although ground levels have been raised in accordance with the previous approval, floor levels will remain between 1.8 and 2.0m below the footpath level to Common Road and by utilising the topography reduce the impact of the development when viewed from Common Road which is the only aspect.

CSP30 – Historic Environment (incl. Conservation Area development)

The general appearance of the site within the Conservation Area will be maintained. The development is designed to have minimum impact upon the street scene by retaining frontage trees and make a positive contribution to enhance the conservation area by removing the risk of unsightly fly-tipping and anti-social behaviour currently being suffered.

CSP36 – Biodiversity and Geodiversity

The development has the potential by managing the landscape planting to maintain habitats for wildlife and promote use by additional species including protected species such as bats by the introduction of bat boxes within the site and new buildings.

CSP37 – Landscape Character

The proposals maintain the majority of important trees on the site which establish the character and distinctiveness of the site and by managing the existing trees will help maintain their presence at the site for the long term.

CSP35 – Green Space

The development is small scale and would have limited impact upon the site and its ability to provide local 'green space' amenity for the reasons referred to above.

The Barnsley LDF Adopted Core Strategy Policy CSP35 relates to Green Space and defines this as 'green open areas which are valuable for amenity, recreation, wildlife or bio-diversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.'

The site at the Old Quarry provides a degree of visual amenity to the street scene and wildlife habitat due to its overgrown nature. There is however no public access for use of the land and its view is partly blocked by a 1.5m high stone wall to the site frontage which limits its effective value to provide further amenity.

These proposals seek to maintain and enhance the amenity by retaining and managing as many trees as possible including in particular those located at the site frontage and to the perimeter whilst developing the site sensitively and help eliminate the risks of anti-social behaviour including theft, vandalism, arson and fly-tipping which are currently detrimental to the amenity of the site within the Conservation Area.

3.12 Ground Conditions

Since the quarrying activities ceased the site has remained undeveloped. A Phase 2 Site Investigation Report has been prepared by Eastwood and Partners and the main points of the report are as follows:

- The geology beneath the site is Brierley Rock sandstone of the Middle Coal Measures.
- The site is not within an area subject to referral in respect of coal mining. Precautions against the effects of shallow coal mining are not considered to be required.
- Top soil and made ground (probably reworked natural ground) was encountered across the site to depths of approx 3.0m bgl, and below this hard strata considered to be the bedrock in the base of the quarry.
- A soakaway test was carried out and worked satisfactorily but may have discharged into filled ground. Further infiltration tests may be necessary but it is currently considered that infiltration drainage will be suitable.
- The report recommends the use of trench filled concrete foundations, subject to detailed design.
- No radon gas precautions are required or significant issues with ground gas when employing a ventilated sub-floor.
- A 600mm capping layer of topsoil is recommended to be placed over existing materials where it remains on site.

3.13 Drainage

The site is to be drained with separate systems of foul and surface water drainage. Foul water drainage will connect to an existing 225mm dia public sewer in Common Road and pumping may be necessary subject to levels. Surface water drainage should be designed with due regard to SuDS and should discharge to local soakaways constructed in land at the rear of the proposed dwelling.

3.14 Flood Risk

The site is not within an area identified by the Environment Agency as being at risk of flooding nor is it likely to lead to flooding elsewhere.

3.15 Social and Economic Context.

The existing site provides no social or economic benefit to the local or wider community. The proposals have the opportunity to attract families to the area that are likely to use local schools and services which will benefit the local community.

3.16 Local Transport

Local bus services link the site to Brierley Village as well as Barnsley Ackworth Pontefract and the wider area. Local shops and services are available within Brierley Village. The site is surrounded by existing housing which determines this to be a sustainable location.

4.0 Involvement

4.1 The current proposals have been the subject of a pre-application enquiry and a response was received from Tony Wiles Design and Conservation Officer by email on 16 December 2016. The comments were generally supportive.

4.2 Verbal discussions have taken place with Ed Jowett the Council's Tree Officer. As a result the Tree Survey Report has been expanded to include proposals for works to specific trees outlined within the Method Statement prepared by James Royston.

5.0 Evaluation

5.1 The site is located within a disused former quarry which has become overgrown by self set trees and bushes. It is located within the Brierley Conservation Area and allocated as Green Space. The significance of the site to provide Green Space amenity is limited by its lack of access to the public, the fact that it is located to the rear of a 1.5m high stone wall along the site boundary which limits any view into the site and the damage caused by regular occurrences of arson, fly-tipping and anti-social behaviour.

The current proposals reduce development at the site frontage by the removal of Unit 1 which was previously approved and located adjacent to the frontage boundary to Common Road. This will reduce impact upon the visual amenity within the Conservation Area and help limit the impact upon the green space amenity.

The previous application was subject to a Section 106 Agreement which required the payment of a commuted sum to mitigate the loss of Green Space. The applicant will submit a draft S106 Agreement for the Council's approval as part of this application as soon as this can be completed.

6.0 Design

6.1 Use

The site is currently undeveloped and allocated as Green Space. Its value as green space is limited by the lack of access for the public, the fact that most of the site is concealed from view by the 1.5m high frontage stone boundary wall, and the continual degradation of the site by criminal and anti-social behaviour.

The proposed use is the construction of a large single dwelling and garage over a similar footprint to the previously approved designs (planning ref: 2013/0645) that will allow the majority of existing trees to be maintained and managed to preserve the visual amenity of the site within the Conservation and maintain its use by wildlife.

6.2 Amount

The total area of the existing site is 0.26Ha.

The proposed dwelling will have a floor area of 510sqm which excludes garage which has a floor area of 39.4sqm.

6.3 Layout

The proposed layout is shown on Drawing Ref P1. The existing access has been relocated and increased in width to allow two cars to pass at the entrance to the site and provide 2.0 x 70m visibility sight lines to the nearside kerb in both directions. Adequate space is provided for vehicles to park, turn and manoeuvre within the site.

Hardstanding is available adjacent to proposed dwelling for the storage of waste and recycling bins and are shown on Drawing Ref P1. Waste and recycling bins would be taken to the kerb for collection.

The trees to the rear of the site have some overshadowing effect upon the rear garden and will be reduced by thinning and the removal of overhanging branches as outlined in the Tree Method Statement. The extensive nature of these gardens means that there will be more than adequate areas of garden and private amenity space which are not overshadowed.

6.4 Scale

The proposed dwelling has a central two storey core and single storey wings. It has a total height to eaves (two storey) of 5.0metres and 9.2metres to the ridge. The single storey elements have a height to eaves of 2.4 metres and a maximum ridge height of 6.0 metres.

The height of the proposed dwelling is just less than 1.0m higher than the ridge level of the houses previously approved. This is not considered to be detrimental to the visual amenity and is mitigated by the fact that the

house sits well below the level of Common Road (2.0m from footpath level) and the high quarry walls and trees to the sides and rear provide screening from all but the roof of the proposed dwelling.

The lower part of the site has been filled to a maximum depth of 2.5 metres. The area of fill is shown hatched on Drawing Ref P1 and allows for effective use of the site and the provision of usable garden areas.

6.5 Appearance

Roofs will be clad in good quality Bradstone Old Quarried artificial stone slates with matching ridges and flush pointed verges.

External walls are to be constructed in natural regularly coursed stone flush pointed in grit sand lime based mortar and 'bagged off'. Lintels and cills to door and window openings will be of squared sawn stone with drip mouldings to principal windows on the front elevation.

Windows are to be casements with cottage bars and vertical glazing bar in white finish set in min 75mm deep reveals. Doors are to be timber and with a medium oak finish. Garage doors are to be in GRP with a dark oak finish and matching frame.

Rainwater goods are to be in black ppc aluminium with ogee section gutters supported on rise and fall brackets without fascias. Rainwater pipes are to be circular and fixed to stonework with brackets.

External surfaces are to be a mix of tarmac to the access road, with good quality artificial stone flags, setts and gravel as shown on Drawing No P1.

Boundaries where shown are to be constructed in stone walling to match existing, and timber fencing as shown.

6.6 Landscaping

The site has the benefit of existing mature and semi-mature landscaping to the boundaries the majority of which is retained. Existing trees are to be maintained to preserve their longevity.

The tree reports recommend a schedule of maintenance which includes thinning and removal of overhanging branches that will help achieve this and help to reduce the risk of structural damage by falling limbs and overshadowing.

Given the extent of retained trees within the site additional structural planting is considered unnecessary.

7.0 Access

- 7.1 Access to the site is available to private motor vehicles including manoeuvring at a maximum gradient of 1 in 10 to suit the topography of the site. From parking areas level approach (at less than 1 in 20 gradients can be provided to allow wheel chair access to the dwelling.
- 7.2 The access will be private drive and will not be adopted. Waste and recycling bin storage is provided within areas of hard surfacing and bins will be moved to the site access for collection.
- 7.3 Turning space within the site will not be available for fire appliances however fire fighting vehicles parked at the site frontage will be within the maximum distance of 45m to the external corners of the dwellings.
- 7.4 The Private Drive will be constructed to withstand vehicle loads of up to 15 tonnes in order to accommodate service and removal vehicles.

8.0 Summary

- 8.1 These proposals have been prepared in consultation with the Local Planning Authority following an earlier application for the erection of 3No dwellings which was successful.
The applicant has a need for a large family home with space to accommodate an elderly relative.

The development maintains the visual amenity of the sites green frontage and back drop of trees which are an asset to the street scene and proposes a sympathetic scheme of redevelopment ideally suited to such a unique location within the former quarry and uses good quality local materials to enhance the setting within the Conservation Area.

- 8.2 As such we look forward to receiving the councils support in respect of these proposals.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a period.

Signed for MBooth Design Ltd