

Proposed Dwelling
Land adjacent Courtland
Halifax Road
Thurgoland
S35 7AL

January 2017
Ref 16.29
Version 2.0

Design and Access Statement

This statement has been prepared in support of an application for Detailed Planning Permission for the erection of a new dwelling.

1.0 Proposals

Demolition of stable, erection of dwelling and alterations to shared access drive.

2.0 Assessment

The site is located on the western outskirts of Thurgoland to the south of Halifax Road. It forms garden land to the east of an existing dwelling, Courtland and has an area of 0.21 Ha.

The applicant and their family own Courtland and the land to the west as shown edged blue on the site location plan ref OS1, which is included as part of the application documents.



Fig 01. Aerial Photo with proposed development site edged red.

2.1 Physical Context

A topographical survey has been prepared and a copy is included with the application documents.

- The site forms part of the garden land to Courtland. It makes use of an existing access from Halifax Road. Levels from the junction with Halifax road to the building plot are relatively flat and then fall away to the south.
- Courtland is a two storey detached stone built dwelling. To the north of the site and facing Halifax road adjacent dwellings are single storeys, some have development of the roof space and they are elevated in relation to the development plot as shown below.



Fig 02. Aerial image taken from the south looking north.



Fig 03. Aerial image taken from the west looking east.

- The dwellings adjacent to the site are constructed in a mix of brick, stone and render, although the predominant material within the village is natural stone.
- Boundaries comprise a mix of stone walls timber fences and hedges. There is a large hedge to the eastern boundary and a dry stone wall to the south. The boundary between the plot and Courtland is currently undefined.
- The site is well located and enjoys extensive views across the valley to the south towards Green Moor.



Fig 04. Aerial view from Halifax Road looking south.

2.2 Planning

2.2.1 Allocation

The site is located within the village envelope and the established use is residential.

Further planning policy matters are considered in the accompanying planning statement.

2.3 Site Constraints and Conditions

2.3.1 Contamination

The existing buildings have been subject to a visual inspection and would appear to present low risk in terms of likely contamination.

Historic ordnance survey plans dating back to 1852 indicate that the site is previously undeveloped and therefore the risk of significant contamination is low.

2.3.2 Coal Mining Risk Assessment

The Coal Authority development risk plans indicate that the site is within a low risk area. The specific coal mining legacy plans show that the site is not within an area of past workings or probable shallow coal mine workings; therefore a Coal Mining Risk Assessment has not been provided.

2.3.3 Drainage

Drainage from the existing house, Courtland is taken to a septic tank. Foul water from the proposed dwelling will be taken to a packaged sewage treatment plant and discharge either to a reed bed or to an infiltration system within the garden.

Surface water will be designed with due regard to SUDs and taken to a soakaway in the rear garden to the south. The size of soakaways will be subject to percolation tests to be carried out on site. Details are to be submitted for approval prior to commencement.

2.3.4 Flood Risk

There are no culverts or watercourses running through or adjacent to the site. The Environment Agency Flood Risk Maps indicate that the site is not at risk of flooding. The works will not lead to flooding issues elsewhere.

2.3.5 Ecology

The proposals include the demolition of a small stable – see below.



Fig 04. Timber stable building to be removed shown in foreground to r/h side.

The overhanging eaves of the stable has a soffit and provides some potential for nesting birds. It would be possible to make similar provision due to the overhanging eaves of the proposed building and the large overhang above the garage door.

2.3.6 Trees

There is a mature hedge to the eastern boundary and two semi mature trees to the southern boundary. These are identified on the plans and are unaffected by the works.

2.4 Social Context

The works have limited if and detrimental effect of the social context. They have a positive impact in allowing underused land to provide a high quality home in an attractive location.

2.5 Economic Context

The impact upon economic context is limited however the works have the positive potential to provide full time employment for builders and tradespeople for the duration of the works.

3.0 Evaluation

3.1 Use

The site is within the village envelope and adjacent to residential use. The most suitable use for the site is residential.

3.2 Amount

The site has a total area of 0.21 Hectares. A Site Layout ref: P1 Rev A has been prepared and a copy is included with the application documents.

The proposed dwelling is two storeys and has the following gross internal floor areas:

• Upper Ground Floor	84.4sqm
• Garage	33.7sqm
• Lower Ground Floor	67sqm
Total GIFA	185.1sqm

3.3 Layout

The access drive leads to a small area for parking and to allow a private motor vehicle to turn. The garage is located off the parking area and angled slightly to assist with access and manoeuvring. The site is capable of providing car parking for 3 vehicles.

The proposed dwelling has 3 bedrooms, open plan living accommodation and access to south facing terraces. The interior has been carefully designed to suit the needs of the applicant and provide adaptable and flexible living space with the inclusion of a bedroom at the entrance storey and the option to include a lift.

The plans and sections show how the proposed dwelling has been designed to make the most of its hillside location and the existing ground levels with no windows on the north elevation facing the existing bungalows and the majority of the windows to principal rooms facing south.

3.4 Scale

Careful consideration has been given to the mass and scale of the proposed dwelling. The natural site levels which slope from north to south at approx 1 in 6 provide an opportunity to site a two storey dwelling into the hillside and limit the impact upon the existing dwellings.

The Sectional Elevation A on drawing P2 shows the relative heights of the proposed dwelling, the adjacent house, Courtland and the bungalow 'The Brow' to the north. The height of the proposed dwelling is no greater than the ridge level of the stable building which is to be removed and approximately 0.7m lower than the ridge level of the retained garage to Courtland.

The green roof level of the proposed dwelling is only 0.9m higher than the existing northern boundary wall and 0.6 meters higher than the existing floor level of 'The Brow' allowing long distance views to be maintained.

The site has extensive private gardens to the south and is more than capable of accommodating a new dwelling of this size and scale without causing any overshadowing or overbearing effects on neighbours or compromising minimum distance requirements between dwellings or loss of privacy and private amenity.

3.5 Landscaping

There is a mature hedge to the eastern boundary and a small group of five semi-mature trees to the southern boundary. These are unaffected by the works. There will be a new hedge forming the western garden boundary which is shown on the plans. This will comprise a native thorn mix and further structural landscape planting is considered to be unnecessary.

3.6 Appearance

The proposed dwelling is of a contemporary design but careful consideration has been given to minimise the impact and integrate into its surroundings by sitting into the hillside.

External materials include natural local stone and timber cladding to exposed walls and a green 'living' roof which evolves from the garden area to the north to completely obscure the north elevation. Windows are to be in high performance aluminium with a dark grey powder coat finish set into deep reveal. Larger areas of glazing are limited to the south facing rear elevation where a degree of solar shading is provided by an array of photovoltaic panels which also helps to reduce the scale of the rear wall and terrace. Dry stone walling is incorporated where garden walls are required.

The use of facing materials has been limited to natural products that are appropriate to the location and allow the contemporary design to sit sympathetically within its surroundings.

4.0 Access

4.1 Sustainability

The site is located within the village and within walking distance of many local amenities including schools, doctor's surgeries, a village hall and sports facilities, post office/shop, a petrol station and village store, places of worship and two public houses. Public transport links to the local villages and towns including Barnsley Huddersfield and Sheffield are available with bus stops in both directions located within 100 meters of the site access. The site is considered to be in a sustainable location.

4.2 Inclusive Access

Sections of the existing private drive access exceed 1 in 20 however from the courtyard parking area external ground levels will be suitable for a wheelchair user giving access to the Upper Ground Floor which has toilet facilities as well as the principal living accommodation and a bedroom. Consideration has been given to the siting for a lift which could be installed at a later date.

4.3 Service Vehicles

Access and manoeuvring can be provided for private motor vehicles.

Refuse lorries are not accommodated on site and it will be necessary for waste and recycling bins to be taken to the roadside for collection where adequate space for storage is available.

The private access road is wide enough for a Fire Appliance to approach the site to within 40m of all external corners of the proposed new dwelling.

5.0 Summary

The proposals relate to a carefully designed small scale residential development within a residential area providing much needed good quality local housing within a sustainable location.

The accompanying planning statement explains how the proposals are consistent with local and national planning policy and we look forward to receiving the support of the council in determining this application.



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