2 No Flats on Land Adjacent
43 Middlecliffe Drive
Crow Edge
Sheffield

Design and Access Statement

This statement has been prepared in support of a Detailed Planning Application for the erection of 2 No flats on land adjacent 43 Middlecliffe Drive at Crow Edge.

1.0 Assessment

1.1 The site is located within a small residential settlement off Middlecliffe Lane within a cul-de-sac as shown on the site location plan.

1.2 Until recently, the site was owned by the Local Authority as a former car park. It measures approximately 16.0m x 16.0m and is relatively flat. The surface finish is tarmac and concrete bollards have previously been erected at the frontage to Middlecliffe Drive to prevent vehicular access.

1.3 To the north the land adjoins Middlecliffe Drive and it is surrounded to the remaining sides by existing residential housing.

1.4 Existing boundaries are a mix of palisade fencing and timber and brick walls of approximately 1.5 to 1.8m in height.

1.5 Existing property surrounding the site is generally two storey semi-detached two and three bedroomed dwellings with single storey semi-detached bungalows to the eastern boundary. Existing buildings are constructed in brick with concrete tile roofs and originally with timber window frames, although most have been replaced in PVCu.

1.6 As can be seen on the following photographs, the site is vacant and provides no amenity value.



A View into site from Middlecliffe Drive



B View of site frontage looking East towards existing bungalows



C View into site from Middlecliffe Drive looking South



D View of site frontage looking North

1.7 The site is allocated within the Barnsley MBC Unitary Development Plan as Housing Policy and Area of Borough Landscape Value. The most relevant planning policies are:-

H8 *Areas defined on the proposals map as Housing Policy areas will remain predominantly in residential use. Other uses will only be permitted where they are compatible with a residential area and other policies of the plan.*

H8A *The scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable*

level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.

GS13 *In areas designated as being of Borough Landscape Value on the proposals map, conservation and enhancement of the landscape will be extremely important considerations. Subject to Policy GS8, development will only be allowed if:*

a) there is no loss of valuable landscape features
b) the nature, form and design of the development is sympathetic to the area
c) the overall character and appearance of the area is conserved and wherever possible enhanced

1.8 Planning policies particular to the Western Rural Community Area relevant to this site are:-

WR3 *In accordance with Policy H8 the areas shows on the proposals map as Housing Policy areas will remain predominantly in residential use.*

WR12 *In accordance with Policy GS13 within the areas shown as Borough Landscape Value on the proposals map, conservation and enhancement of the landscape will be extremely important considerations.*

2.0 Involvement

2.1 Prior to the preparation of detailed designs, informal discussions were held with Graham Northern of the Planning Department. Mr Northern confirmed that the land was allocated as Housing Policy and therefore the principle of development is acceptable. He did, however, raise concerns that the land was small and unlikely to provide sufficient amenity for more than one small dwelling or two flats. Overlooking was also raised and the architects were advised to pay attention to achieving minimum space requirements to existing dwellings.

3.0 Evaluation

3.1 In accordance with Planning Policies H8 and WR3, residential development is the most appropriate use for the site.

3.2 H8A states that new development should be of a scale, height and layout to afford acceptable levels of amenity for new and existing residents and that privacy is maintained.

3.3 Policies GS13 and WR12 relate to the Borough Landscape Value which is more relevant to the surrounding rural countryside than this residential housing estate, although redevelopment will enhance the existing amenity by including new landscape planting.

3.4 Consideration has been given to alternative forms of residential development. The site is located within an area of relatively low cost housing and the site area is limited. The lack of generous amenity space, which is a requirement of family housing, has informed our decision to suggest a small development of two flats complete with off-street parking. Habitable windows have been located so as to avoid direct overlooking or a loss of privacy to existing residents.

3.5 The scale and height of the building, being generally two storey, is consistent with existing neighbouring housing and a reduction in the eaves height along the east elevation avoids overbearing of the existing bungalows.

3.6 Off-street parking for two vehicles will avoid congestion and maintain adequate space for manoeuvring of private and service/emergency vehicles within the existing turning head.

4.0 Design

4.1 The proposed flats each have one bedroom and a floor area of 46.3m² (500 sq ft).

4.2 The scale, height and layout of the proposed building are of domestic proportions consistent with existing buildings adjacent. The reduced eaves height to the east elevation, the provision of boundary landscape planting and the substitution of first floor windows for roof lights is designed to remove any issue of overlooking between adjoining bungalows. Minimum distance requirements are achieved to existing two storey dwellings to the north.

4.3 The building will be constructed in facing brickwork with flush pointing as described. Roofing tiles are in pre-cast concrete and roof pitches are similar to the existing buildings. Gables are to have flush pointed verges with projecting eaves and corbelled kneeler stones. Rainwater pipes and gutters are to be in black finish and windows are to have white frames with contrasting brick soldier courses above the head and

weathered cast stone sills. Roof lights are to be conservation-style by Velux or similar in dark grey finish.

4.4 Existing boundaries are to be supplemented with a new timber fence to the south and the planting of a semi-mature beech hedge to the east. Enclosure of the frontage is provided by a brick boundary wall 0.9m high and a further wall to the bin storage area 1.5m high.

4.5 Perimeter paths are to be in pre-cast concrete flag paving and parking spaces are to be finished in approved concrete block paving.

4.6 The existing site is without significant tree or landscape planting. As a result, a new scheme for planting has been proposed and would be the subject of a detailed layout indicating planting types, size and location as a condition of any Planning consent.

5.0 Access

5.1 The existing access road provides adequate manoeuvring space for service and emergency vehicles as well as private cars.

5.2 Off-street parking is provided at the rate of one space per one bedroomed flat.

5.3 Existing gradients are such that level approach and entry to the ground floor flat would be available for wheelchair users in compliance with the Building Regulations.

6.0 Drainage and Flood Risk

6.1 The existing site, measuring 262m², is hard surfaced and drained. The proposals will remove approximately 103m² of the hard surface in favour of landscaping, and perimeter paths and parking areas a further 75m² which will be free draining or taken to soakaway subject to ground conditions. Roof water will be connected into the existing drainage system and foul drainage to sewers in Middlecliffe Drive. The works will reduce the quantity of surface water entering the drainage system.

6.2 The works do not lie within an area identified by the Environment Agency as being at risk of flooding, nor do they affect any existing stream or water course. The proposals will not create the potential for flooding of other property.

7.0 Summary

The site at Middlecliffe Drive is a former car park previously owned by Barnsley MBC. It was sold as a potential development site. It is located within Housing Policy and an area of Borough Landscape Value. The development is consistent with the policies and provides re-use of disused land that does not contribute to the Local Authority. The proposed building is of an appropriate size and scale to complement existing buildings, uses similar materials and will provide a positive contribution to the street scene, without disadvantage to local residents.

Signed.....
FOR CHRIS CARR ASSOCIATES