Proposed Residential Development
Rose Villa
25 Bond Road
Barnsley
S75 2TW

Ref: 11.25
Date: September 2011
Version: 02

DESIGN AND ACCESS STATEMENT



mboothdesign
architectural design and building consultants

11 Crowden Walk Barnsley S75 2LU
T: 01226 286256 M: 07881898300
E:mboothdesign@btconnect.com

1.0 Introduction

1.1 This statement has been prepared in support of an application for Outline Planning Permission with Some Matters Reserved, to redevelop the site by taking down the existing dwelling and constructing three detached houses in its place. Matters reserved for future consideration include Appearance and Landscaping. The submitted details include information in relation to Access, Layout and Scale.

1.2 The existing building is a substantial Victorian Villa which prior to the current owners purchase has been on the market for approximately 6 years.

1.3 The building whilst structurally sound is in need of a comprehensive scheme of repair, refurbishment and modernisation to bring it up to modern living standards. It has a floor area of 4100sq ft and internal ceiling heights of 3.4metres.



South East Elevation



North West Elevation

1.4 Despite active marketing there have been no interested parties willing to take on a project of restoration and therefore alternative uses have to be considered.

1.5 Full Planning Permission was granted in June 2005, Ref: B/05/0821/BA, to convert the existing dwelling to form five apartments and erect six apartments on land at the rear.

1.6 After considering a number of options, a small scale redevelopment of three detached houses with garages, consistent with the type of housing within the area, is proposed.

2.0 Location

2.1 The site is located at Rose Villa, 25 Bond Road, Barnsley, S75 2TW, 0.6 miles to the north of Barnsley town centre just off the A635 Huddersfield Road. A Site Location Plan is provided in Appendix A.

3.0 Assessment

3.1 The site has a total area of 0.19Ha. It has frontage to Bond Road which provides vehicular access and lies at the junction of Bond Road and Salisbury Street.

3.2 The site is relatively flat from north to south and has a cross fall of around 1.5m from west to east. A Topographical Survey has been prepared and a copy is provided as part of the application documents.

3.3 A Photographic Survey has been carried out and a copy is attached at Appendix B.

3.4 The existing use is residential and the site is surrounded by detached dwellings to the north, south and east, and semi-detached dwellings to the west. The Barnsley Metropolitan Borough Council Unitary Development Plan confirms the site is within a Housing Policy Area.

3.5 The site lies close to but just outside a conservation area and the building is not listed. Large mature trees dominate the frontage to Bond Road. A Tree Survey has been prepared by James Royston Arboricultural Consultant and a copy is provided as part of the application documents.

3.6 The proposals for redevelopment involving demolition of the existing building require a protected species survey to be carried out. A dusk emergence survey has been prepared by Curious Ecologists and a copy is provided as part of the application documents.

4.0 Involvement

4.1 The proposals have a limited impact on local groups or the wider community. The majority of neighbouring houses are not affected by the proposals.
The immediate residents have been consulted. They have raised no objections to the proposals and are generally supportive of the proposals and for the site which has been unoccupied for some time to be developed in a sensitive manner.

4.2 Initial consultations have also taken place with the local planning authority when proposals to develop the site with two larger dwellings were being considered. The principal of residential development was agreed, subject to design and justification for the removal of Rose Villa.

5.0 Evaluation

5.1 The most appropriate use is residential. The site is allocated as Housing Policy and is situated within a well established residential area.

5.2 Rose Villa is one of the largest properties within the area and parts of its original gardens have been sold to allow frontage development of Salisbury Street resulting in a slightly awkward shaped site.

5.3 The building is structurally sound but has failed to find a user able to take on the considerable work that would be necessary to restore it to either single dwelling or multiple residential occupancy. The planning permission granted in 2005 explored the possibility of development by retaining the existing building and converting it to five apartments and building a further six on land at the rear. Despite a strong market and interest from developers the scheme did not proceed.

5.4 The type of development previously approved would now be considered inappropriate and therefore an alternative use for a site that has been vacant for the last six years has to be found.

5.5 The size and scale of the building, together with the need to upgrade services are such that the costs of restoration and modernisation would exceed the market value. The property has no significant outbuildings or garages which would also be necessary to serve a property of this size.

5.6 The applicant is aware that various proposals for more intensive development have been considered in order to make the site viable. The current proposals to carry out a high quality development of three detached houses with garages set in generous gardens, is consistent with the type of properties that are much sought after and available in the area.

5.7 The relatively low density which is proposed equates to 15/Ha, which although below general government guidance for new build residential development, is appropriate to this site.

5.8 The existing vehicular access will be retained as a private drive in the southern corner of the site. The width of the access will be increased from 3.2m to 4.2m to allow vehicles to pass at the access. The existing footpath at this point is 2.2m wide and provides adequate visibility.

5.9 The Tree Report prepared by James Royston Arboricultural Consultant identifies a number of existing trees that should be removed due to their potentially hazardous condition. These are Tree Nos 5, 11 and 12. In addition it is proposed to remove T8 and T9 immediately adjacent to the access to facilitate the proposed access improvements. The removal of T8 and T9 will have a minimal effect on the treescape and the site frontage which is dominated by mature trees to be retained. Replacement planting could be considered as part of a landscaping proposal submitted in support of an application for Full Planning Permission or Reserved Matters.

5.10 The Protected Species (Bat) Survey prepared by Curious Ecologists concludes that there was no evidence of roosting bats found on site. The report does recommend that bat boxes be erected on site, and due to the fact that the building may be used by nesting birds, demolition works are undertaken outside the bird breeding season.

5.11 The existing site is served by a 150mm dia combined drain which collects foul and surface water at the rear of the building and leaves the site from the rear in a north easterly direction – see topographical survey. It is proposed that foul drainage from the new dwellings will connect to the existing (assumed Section 24) sewer. Surface water drainage will be designed with due regard to SUDS and discharged into the ground via soakaways subject to percolation tests in accordance BRE Digest 365.

5.12 The site is not within an area identified by the Environment Agency as at risk of flooding. It is not located close to any watercourses or underground culverts. The site is not at risk of flooding and the development is unlikely to cause flooding elsewhere.

5.13 The site is unlikely to be contaminated. Historic records show that the land remained undeveloped up to 1894 and the site is then developed around 1910 with the current building Rose Villa first appearing on the 1931 Ordnance Survey issue. The site was not subject to any previous use prior to the erection of Rose Villa.

6.0 Design

6.1 Drawing No P1 Site plan illustrates the proposed development which involves the demolition of the existing building and erection of three detached dwellings with garages.

6.2 The existing building is three storeys with a height to eaves of 7.5m and 11.6m to the ridge. It has a total floor area of 4100sqft.

6.3 The proposed dwellings are a mix of two storey dwellings with single storey garages. They will have a typical height of 5.0m to eaves and 7.5m to the ridge. The floor areas are as follows:

A. Unit 1 – 1650sqft
B. Unit 2 – 1400sqft
C. Unit 3 – 2100sqft

Total 5150sqft

6.4 Section A on drawing P1 illustrates the comparable scale of the new dwellings in relation to the existing building. It also shows how new windows to the rear (east) elevation of Unit 2 are much lower and further away from the existing dwellings to the east than the existing windows in the east elevation of Rose Villa (see photo 07 of the Photographic Survey in Appendix B).

6.5 The Site Plan shows the position of Rose Villa in relation to the new dwellings and the juxtaposition in relation to the existing dwellings which avoids any direct overlooking between habitable windows and significantly improves the privacy and amenity to existing residents.

6.6 The proposed dwellings have no impact on existing trees and are clearly shown sited outside the root protection areas of existing trees identified on the Tree Survey and shown on Drawing No P1.

7.0 Access

7.1 The existing access is to be retained and improved as described.

7.2 The side is relatively flat with gradients from Bond Road to individual dwellings being less than 1 in 20 to permit disabled access without the need for ramps or steps.

7.3 The increased width of the access drive will permit the use by emergency vehicles in the case of fire.

8.0 Summary

8.1 The proposals are in line with planning policy. The removal of the existing building will allow this important site which has been vacant for six years to be redeveloped with a high quality low density scheme appropriate to the location which is capable of reducing the dominant and overbearing impact of the existing building on adjacent dwellings, reducing overlooking and improving privacy and the local amenity.

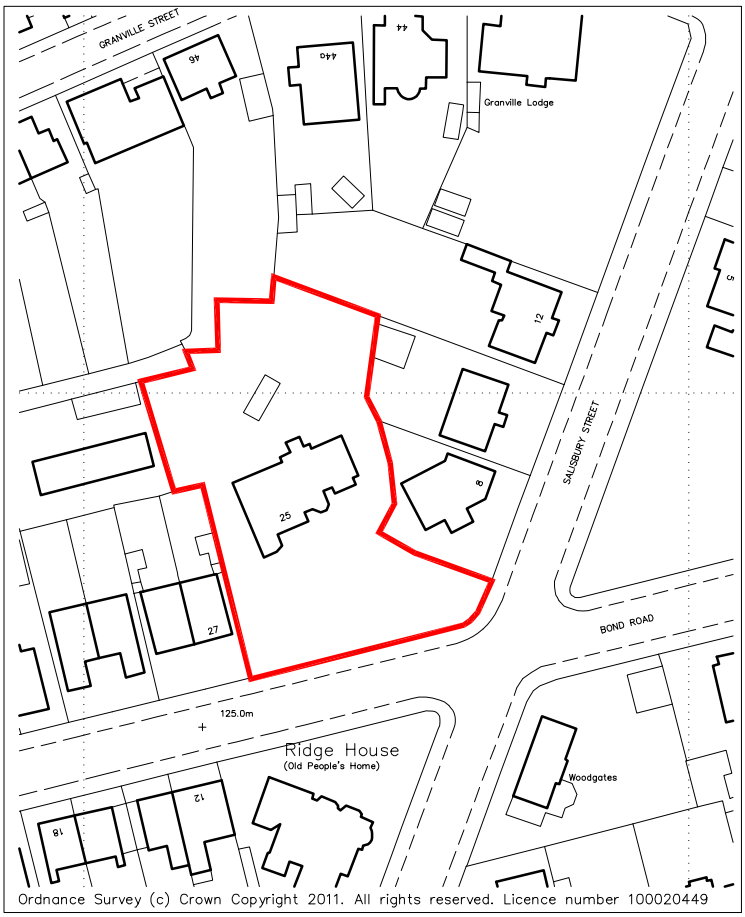
8.2 The current owners are committed to bringing this site forward for development as soon as possible subject to the granting of Outline Planning Approval and we look forward to the councils support with regard to these proposals.



Signed for MBooth Design Ltd

Appendix 1 – Site Location Plan

North



ROSE VILLA
BOND ROAD
BARNSLEY

LOCATION PLAN

Scale 1:1250

Date Sept 11

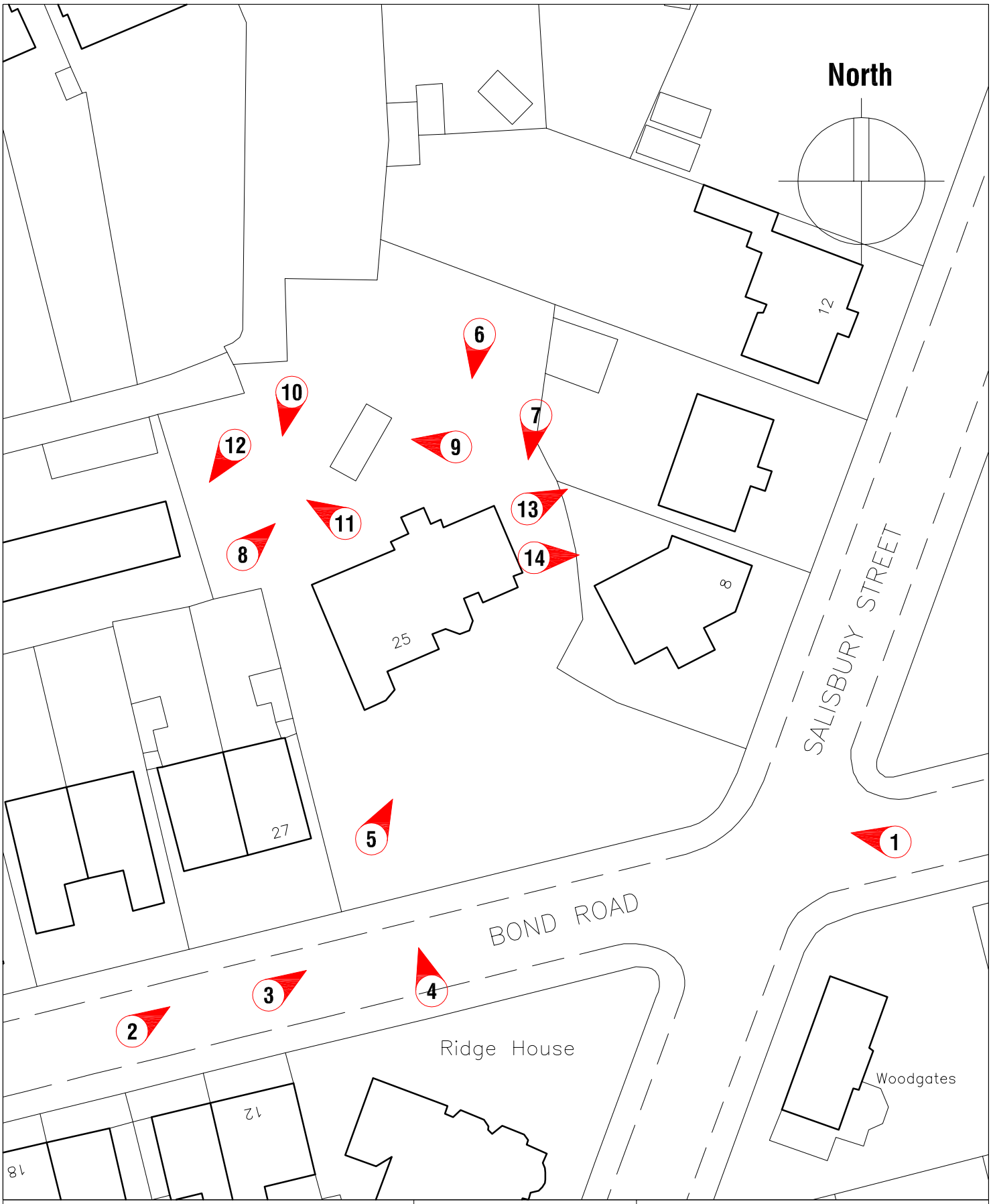
Ref 11.25

Drwg No OS1

mboothdesign
architectural design and building consultants

11 Crowden Walk Barnsley
S75 2LU
T: 01226 286256
M: 07881898300
E: mboothdesign@btconnect.com

Appendix B – Photographic Survey



ROSE VILLA
25 BOND ROAD
BARNSLEY

PHOTOGRAPHIC KEY

Scale 1:500

Date Septermber 11

Ref 11.25

Drwg No PK1

mboothdesign
architectural design and building consultants

11 Crowden Walk Barnsley
S75 2LU
T: 01226 286256
M: 07881898300
E: mboothdesign@btconnect.com

Residential Development
Rose Villa, Bond Road
Barnsley

PHOTOGRAPHIC SURVEY



01. View of site from junction with Salisbury Street.



02. Site frontage to Bond Road.



03. Existing access drive at junction with Bond Road.



04. View into site at access.



05. Rose Villa – South East Elevation.



06. Rear North West Elevation.



07. North East Elevation showing existing gable windows.



08. Existing single storey brick outbuilding – South Elevation.



09. Existing outbuilding – East Elevation.



10. Rear of Nos 27 and upwards, Bond Road.



11. View into North West corner of the site.



12. North Western boundary and rear of Bond Road housing beyond.



13. Rear of No 10 Salisbury Street.



14. Rear of No 8 Salisbury Street.