LAND OFF THURNSCOE BRIDGE RD, THURNSCOE, ROTHERHAM.

(Land centered on National Grid Reference 445725, 405045).

Design and Access Statement – Rev A

Residential Development of 25 No dwellings

Prepared on behalf of:

Jaguar Estates

Prepared by:

CODA
Hope Works
25 Mowbray Street
Sheffield
South Yorkshire
S3 8EL

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1.0 Introduction

This is a statement submitted in support of a proposed residential development off Thurnscoe Bridge Road, Thurnscoe, Rotherham S63.

The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

The design proposals are shown within the drawings and supporting documents submitted with the statement. It should therefore be read with all of the supporting information.

2.0 Assessment of the site's immediate and wider context

In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

Physical

The site is currently unoccupied having previously being defined as within the Green Belt. The topography of the site can be described as flat, and in essence is grassland enclosed by shrubbery and hedgerows. It is now however is in the UDP Dearne Community Area and the site is allocated to be developed for housing purposes by policy DE1/5 'Land South of Lindley Crescent'.

The proposal is therefore in accordance with this policy in land use planning policy terms and is likely to be supported in principle on this basis and in the current set of circumstances.

The site is bounded to the East by the Dearne Valley Line Railway, and by Thurnscoe Bridge Road to the West. To the North, lies Lindley Crescent, part of an existing housing estate, predominantly of semi detached properties. These are generally representative of typical post war social housing, employing light rendered external walls, concrete roof tiles with upvc windows and doors. This palette of materials is prevalent in the area.

The proposed development forms a northerly section part of a larger area of green space which, historically, was defined as green belt. The development area aside, the remainder of this area (south of the site) will remain as green belt.

Generally the site perimeter is bordered by hedgerows.



(Please note; the site plan above is not to scale)

Access Audit

Historically the site, in its arable state, has been accessed from Thurnscoe Bridge Road. The existing entrance point however is beyond the extent of the proposed development and it will therefore be necessary to provide a new access point into the site. To achieve this an existing bus stop (Derry Grove (S-Bound) will need to be repositioned along Thurnscoe Bridge Road. Highways have been consulted over this as part of the pre application process and overall appear supportive. Extending Lindley Avenue into the site would be the only alternative approach to providing access but as this is of substandard width this cannot be considered for the development.

Parking will be contained within the site away from Thurnscoe Bridge Lane. Parking will be designed in accordance with local authority requirements and conform with LDF Supplementary Planning Document requirements, recently adopted by the Local Authority. All 3 bedroom dwellings will be provided with adequate parking to accommodate up to 2 parking spaces with all 2 bedroom dwellings provided with a single parking space. A percentage of dwellings will be

bungalows suitable for the elderly so a small number of communal parking spaces will be provided to account for their needs.

Access provision within the site will be adequate to accommodate refuse vehicles.

Social & Economic

The new development will enhance the area for the wider community potentially providing financial and social benefit to existing local facilities and enterprises whilst uplifting the general appearance of the area particularly in relation to the existing southerly approach into Thurnscoe by potentially softening to visual impact of existing residential properties. The proposed dwellings are designed to be affordable for the area and local residents, adding to the existing housing stock.

It is anticipated that the development will present employment opportunities within one of the Dearne Valley's deprived areas.

3.0 Relevant Planning Policies

The development will comply fully with all requirements of the SPG documents, Core Strategies and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Relevant Planning History

No applications have been made on the site over the preceding 3 years. An application however a previous application reference 2007/0584 was submitted on 12th April 2007 but refused 25th June 2007.

An outline application was made on 01st November 2012 for the residential development of 25 no. dwellings and was granted permission on 22nd March 2013.

5.0 Evaluation of the Context

Identification of opportunities

The vacant Greenfield site presents a viable sustainable development opportunity to add to a residential area. The site is identified as suitable for residential development with the urban development Plan.
The residential scheme proposed will create a significant gain in visual amenity by a sympathetic and well designed development which will be a positive addition to the immediate neighbourhood.

Identification of constraints

The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered.
The development will need to be suitably screened from the green belt area to be retained to its south, to minimise any visual impact. It will also need to be screened from the adjacent railway to the East for acoustic purposes.
Relocation of the existing Bus stop to Thurnscoe Bridge Lane, on the sites Western perimeter may need to be undertaken. The existing bus stop has a dedicated lay-by and it may be necessary for this to also be appropriately reinstated.

No other constraints are indentified.

6.0 Design of the Scheme

Amount

The scheme compromises of 25 no. Dwellings in total, arranged as follows:

- 3no 3 bedroom town houses.
- 10no 3 bedroom semi detached houses.
- 8no 2 bedroom bungalows (suitable for the elderly)
- 4no 3 bedroom bungalows.

Layout

The proposal incorporates 3 no. 3 bed town houses set over 2 floors and 10 no. 3 bed semi detached houses set over 2 floors. All of these properties have the potential to develop into the roof space to create a fourth bedroom.
Each of these properties will accommodate a ground floor kitchen, dining area, lounge and WC. Two double bedrooms, a single bedroom and a family bathroom will be provided at 1st floor level. All will benefit from a maximum of 2no parking spaces.

2 bedroom bungalows will be afforded two double bedrooms, a family bathroom, kitchen and living dining area. A maximum of one parking space will be provided to each bungalow, although limited communal parking will be provided around the site to account for support likely to be required for elderly occupants.

Each 3 bedroom bungalow two double bedrooms, one with ensuite, a family bathroom, kitchen and living dining area. A maximum of two parking spaces will be provided to each bungalow, although limited communal parking will be accessible around the site to account for visitors which may be to be required to support elderly occupants.

In addition each two bed property will have a garden area in excess of 50m^2 and with three bedroom properties having garden areas over 60m^2.

Scale

The proposal is entirely in keeping with the character of the area and has been designed be sympathetic in terms on scale and density to adjacent developments.

Landscaping

There are no trees on the site that have a tree preservation order that we are aware of. Generally the site is encompassed by shrubbery and hedgerows and it is intended that the majority of these will be left unaffected by the development. It may be necessary to reduce the extent of the foliage on the site's western perimeter to for allow access.

Planted buffer zones are proposed along the eastern and southern boundaries. Details of these will be developed at a later date.

Landscaped borders will be created between the plots with trees and shrubbery. Timber panelled fencing and or brick work walling will also be employed to define boundaries.

New trees will be regularly dispersed around the development, located as indicated on the site plan.

Hard landscaping will generally constitute a mixture of paving slabs, tar macadam and block paved surfaces. Shared road surfaces will be defined by coloured block paviours, the colour which will be agreed with the local authority.

Please refer to the landscape plan submitted as part of the application
(Drawing no: 1989-009) where the following details have been provided:

- Proposed finished levels
- Details of existing trees and hedges to be retained, there are no trees to be retained. (Please see comments above)
- Soft Landscaping specifications.
- Means of enclosure.
- Hard surfacing materials.

Appearance

The buildings have been traditionally styled and designed to complement the styles of the surrounding properties. Generally however these represent a significant upgrade in comparison to those in the vicinity.

Materials used are predominantly Artstone facades with reconstituted stone details to elevations, artificial slate tiles, cream Upvc windows and rainwater goods with timber entrance doors. Housing will include balconettes at first floor level.

Code for Sustainable Homes

All dwellings will achieve a minimum level 3 rating under the Code for Sustainable Homes criteria.

Building For Life

Informal assessment has determined that the scheme achieves a Building For Life rating of 'good'.

Access

The development will comply fully with all requirements of Approved Document 'M' where possible. In addition the car parking spaces have been positioned close to front entrance of the properties, and all properties benefit from integral garages. This is to ensure that it is as easy and as short a route as possible for an elderly or disabled person/couple and to move directly into this area of the building. Level paved access encircles the properties for ease of maintenance and access. Access within bungalows will be adequate for the needs of the elderly and those with mobility difficulties.

7.0 Concluding Statement

This design and access statement has been written in support of a planning application for a residential development at the site off Thurnscoe Bridge Lane, Thurnscoe, Rotherham. The statement clearly demonstrates the four steps required by Section 42 of the Act in that: The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community.

In conclusion, it is considered that the proposal meets the requirements of National, regional and local planning policy and that the Council should be supportive the scheme and grant planning permission.