Lower Coates Ltd.

Land off Barnsley Road, Silkstone, Barnsley

Design Statement

9th August 2017



Introduction

Spawforths have been commissioned by Lower Coates Limited to prepare and submit an outline application for residential development on land off Barnsley Road, Silkstone, Barnsley.

This statement explains the design principles and technical, social and environmental factors that have informed the proposal and justifies the current application in the context of the relevant planning policy and other identified planning considerations.

Report Structure

This statement considers the following:

- Site Context
- Site Constraints and Opportunities
- Design Proposal
- Conclusions

This report should be read in conjunction with Spawforths planning justification letter and the following technical papers produced by:

- JCA - Arboricultural Report
- JCA - Phase 1 Habitat Survey
- ARP Associates - Flood Risk Assessment
- ARP Associates - Coal Mining Risk Assessment
- Sanderson Associates Highways Assessment



Site and Context

Introduction

The site lies within the village of Silkstone, which is 4 miles to the west of Barnsley.

The site, a former paddock to the south of Glebe Farm, is located to the eastern aspect of Silkstone.

The site sits within the village settlement limits, It covers an area of 0.3 hectares, and comprises a former paddock, which is currently accessed from a field gate onto Barnsley Road.

To the north, the site is bound by Glebe Farm house, to the east by an existing Bridleway, Wagonway Walk, a lane that provides access to Glebe Farm house from Barnsley Road. Beyond the eastern boundary is Silkstone Woods, an area of semi-natural deciduous woodland. To the west of the site is the main residential area with the rear gardens of a number detached bungalow's on Fall View cul-de-sac backing onto the site. To the south, the site is bound by Barnsley Road and beyond is Vicarage Farm Court, a residential street and Pot House Hamlet, a farmshop.



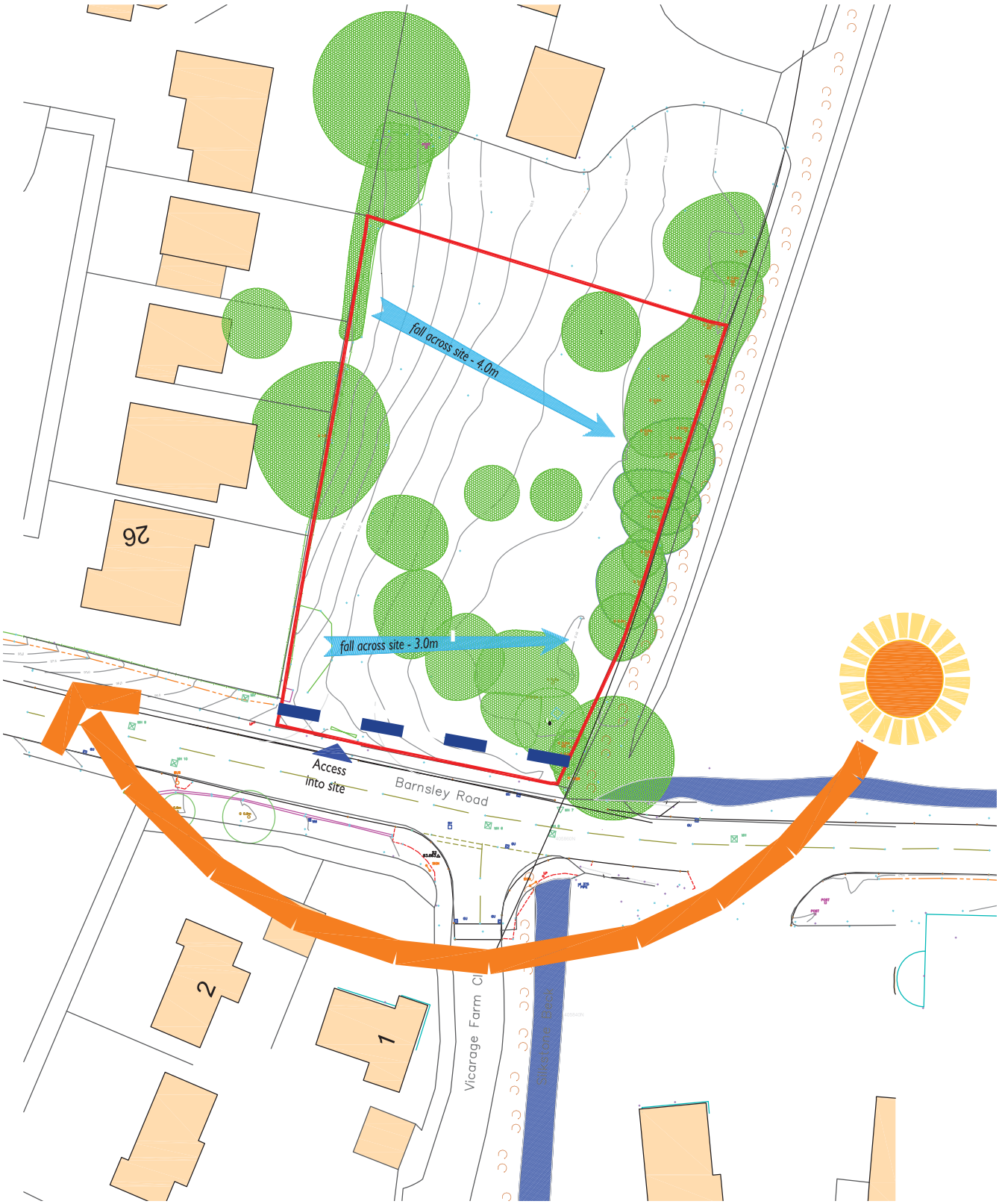


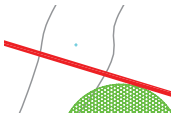


Site Photographs

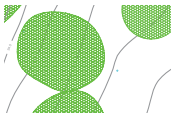
The northeast corner of the site is approximately 4m higher than the southeast corner. The site is a former paddock to Glebe Farm with a number of mature trees on the eastern and western boundaries. The existing access into the site is from Wagonway Walk which runs on the eastern boundary and serves Glebe Farm.

The images on the opposite page are of the site looking north from Barnsley Road.

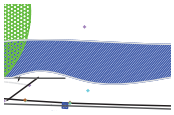

fall across site - 4.0m
fall across site - 3.0m
Access into site
Barnsley Road
Vicarage Farm Cl
26
2
1



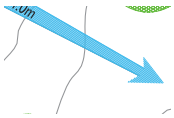
Site Boundary



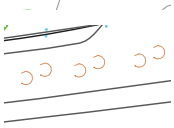
Trees



Silkstone Beck



Level Difference



Bridleway



Sun Path



Vehicular Access into Site



Surface Water Drain

Constraints and Opportunities

Through assessment a number of site constraints and opportunities have been identified and used to inform the design solution:

- There are a number of mature trees on the site
- The are significant level differences across the site
- A bridleway runs along the eastern boundary
- New access from Barnsley Road
- Adjacent bungalows on western boundary


Plot 1
Plot 2
Plot 3
Barnsley Road
2.4m x 42m visibility splay

The Proposal

Introduction

The proposals have evolved during the design process in response to:

- Site constraints and opportunities
- Pre application feedback
- Feedback from highways regarding access
- Technical Assessment
- Client Aspiration
- Viability
- Access Into the site

Access

Sanderson Associates have undertaken a highways assessment and used their findings to identify the most appropriate location for access into the site to maximise visibility splays and to provide junction off set.

Layout

The layout offers:

- Pedestrian and vehicular access from Barnsley Road
- A Private Drive serving three dwellings
- Three detached dwellings with integral garage and Associated parking and garden facility.
- Retention of Trees where possible to provide amenity value
- Responsive design solution to site levels
- Fits into the wider context

Use, Scale and Amount

The scheme provides three two storey detached residential units with integral garages and associated parking and garden facility.

Landscape

The proposed scheme retains trees on the east and west boundary where possible. A landscape buffer is proposed along the northern western boundary's with the adjoining neighbours.

Conclusion

This report supports an outline application for residential development on land at Barnsley Road, Silkstone with means of access in detail. Highways assessment established the most appropriate location for access into the site to maximise visibility splays and to provide junction off set. The proposal demonstrates the site has capacity for up to 3 large detached houses with integral garages.

The proposed scheme for residential development is considered to provide a positive and suitable design solution for the site.

planners | urbanists | architects

spawforths

Boston House, Boston Court, Kirkstall Road, Leeds,
West Yorkshire, LS3 1LR
t: 01924 873873
f: 01924 870777
www.spawforths.co.uk