edward architecture

NEWETT HOMES

Design and Access Statement

DAS01 revB - May 2019

Reserved Matters Application for

Residential Development

New Smithy Avenue, Thurlstone



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1.0 Introduction

1.1 Purpose of this document

1.2 National Planning Policy

1.3 Local Planning Policy

1.0 Introduction

1.1 Purpose of this document

1.1.1 This Design and Access Statement has been prepared by Edward Architecture on behalf of the applicant Newett Homes to support a Reserved Matters Application pursuant to Outline Planning Permission (Ref: 2017/0088) for a residential development on land off New Smithy Avenue, Thurlstone.

1.1.2 The approach indicated in the Outline Approval has been reviewed and with a developer now on board it is considered that the site can be developed more efficiently and sustainably. As a result, the Reserved Matters Application for 21 units would leave part of the site undeveloped. As such,this Reserved Matters Application for 21 units is being submitted alongside a Full Application for an additional 9 dwellings on the balance of the site with the intention to comprehensively develop the site together as a whole.

1.1.3 This document has been submitted in response to the requirements of the Town & Country Planning (General Development Procedure) Order 2006.

1.1.4 This document seeks to follow the guidance published by CABE in the document *'Design and access statements - How to write, read and use them'.*

1.1.5 The purpose of this document is to describe in detail the site and its surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.

1.1.6 By preparing this document the intention is to ensure that the proposals result in the creation of high-quality places that are inclusive, practical and attractive.

1.1.7 This document will demonstrate how the physical characteristics of the scheme have been informed by a rigorous process including;

- **Assessment**
- **Involvement**
- **Evaluation**
- **Design**

1.1.8 Through the above process the following design issues will be addressed;

- **Use**| What the buildings and spaces will be used for
- **Amount**| How much would be built on the site
- **Layout**| How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- **Scale**| How big the buildings and spaces would be (their height, width and length)
- **Appearance**| What the building and spaces will look like, for example, building materials and architectural details.

1.1.9 The following access issues will also be considered;

- **Vehicular and transport links**| Why the access points and routes have been chosen, and how the site re-sponds to road layout and public transport provision.
- **Inclusive Access**| How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.



1.2 National Planning Policy Framework

1.2.1 The purpose of the National Planning Policy Framework is to help to achieve sustainable development. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

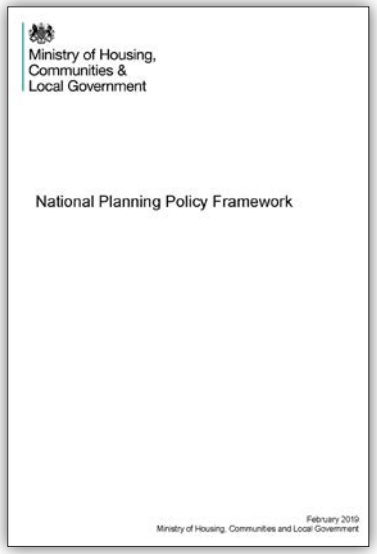
1.2.2 It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

1.2.3 More information is provided within the Planning Statement prepared by Quod which supports this application.

1.3 Local Planning Policy

1.3.1 The design approach has been informed by the relevant development management policies of the Local Plan including the relevant Supplementary Planning Documents including *'Designing New Housing Development 2012'.*

1.3.2 A Planning Statement prepared by Quod supports this application.



2.0 Site and Surroundings

2.1 Site Location and Current Use

2.2 Visual Analysis of Site

2.3 Visual Analysis of Surroundings

2.0 Site Description and Analysis

2.1 Site Location and Current Use

2.1.1 The site is located in Thurlstone in the Metropolitan Borough of Barnsley in South Yorkshire *(see Figure 1)*.

2.1.2 The site is located 1 mile from the Market Town of Penistone and is approximately 0.76 Hectares in area *(see Figure 3)*.

2.1.3 The site is accessed from New Smithy Avenue, a residential street that can be accessed from A628 (Manchester Road) *(see Figure 3).*

2.1.4 The Reserved Matters Application relates to part of the site which has Outline Planning Permission for 21 units and would leave part of the site undeveloped. As such,this Reserved Matters Application for 21 units is being submitted alongside a Full Application for an additional 9 dwellings on the balance of the site with the intention to comprehensively develop the site together as a whole.

2.1.5 The site is a field and is currently vacant.

2.1.6 The site does not fall within a conservation area and there are no listed buildings on the site.

2.1.7 The site is easily accessible on foot and by car and a number of bus services run along the A628 including services into Penistone and Barnsley.



Figure 1



Figure 2



Figure 3

2.2 Visual Analysis of Site

2.2.1 The site is generally open and is covered with grassland.

2.2.2 The site is enclosed to the north, east and south by existing development and a narrow tree belt outside the site boundary encloses the site to the west.

2.2.3 The site slopes downwards from west to east with a total level difference of 12 m.

2.2.4 There are a small number of trees that sit inside the site's development boundary to the west.

2.2.5 Existing access to the site is from the North East, off New Smithy Avenue (see Figure 5).



Figure 4



Figure 5

2.3 Visual Analysis of Surroundings

2.3.1 The surrounding area is mainly residential.

2.3.2 New Smithy Drive has a mixture of different styles of dwellings predominantly of brick construction.

2.3.3 To the south of the site is the A628 which is one of the main arterial routes into Barnsley and Manchester.

2.3.4 A number of large houses and villas are served from Towngate road, off the A628 (Manchester Road).

2.3.5 There are residential dwellings immediately to the north, south and east of the site.

2.3.6 The existing dwellings immediately to the south of the site are within close proximity to the site boundary but sit below a retaining wall which is up to 4 m in height. These dwellings are 2 storeys in height and step up along High Bank Lane. The eaves heights of these properties sit just 1.5-2m above the top of the retaining wall which forms the site's southern boundary.

2.3.7 To the west of the site is a large open field and public access way that leads to a children's playground. (Figure 7)



Figure 6



Figure 7



Figure 8

3.0 Design Development

3.1 Site Constraints

3.2 Site Led Design Objectives

3.0 Design Development

3.1 Site Constraints

3.1.1 The key Site Constraints of the comprehensive masterplan have been assessed and are shown diagrammatically (see Figure 9). The key Site Constraints have been considered as follows;

3.1.2 Potential access taken from New Smithy Avenue.

3.1.3 Residential neighbours to the south, north and east of the site are in close proximity to the site.

3.1.4 The site slopes eastwards, with a more substantial drop in the south east corner.

3.1.5 The existing residential dwellings to the south of the site are set between 3-4m below the application site behind a retaining wall which is up to 4m in height. As such, the eaves level of the existing properties are set just above the retaining wall height minimising potential impact of development.

3.1.6 Pedestrian access on the west, outside the site boundary.



Figure 9 - Site Constraints

3.2 Site Led Design Objectives

3.2.1 Upon assessing the site's constraints and opportunities a series of Site Led Design Objectives have been derived. These are shown diagrammatically (see Figure 10). The principle Site Led Design Objectives have been considered as follows;

3.2.2 The key objective is to provide a seamless and comprehensive development of 30 no. dwellings, comprising the 9 no. dwellings that are the subject of this Planning Application and the additional 21 no. dwellings that are the subject of the Reserved Matters Application, both of which are being submitted alongside the another.

3.2.3 Rear gardens to back onto site boundary with generous separation distance provided between proposed dwellings and existing dwellings to minimise potential impact of development and enhance levels of privacy.

3.2.4 Access provided from New Smithy Avenue.

3.2.5 An adopted road is created off the adopted stretch of New Smithy Avenue.

3.2.6 Spine access created down through the middle of the site to serve the dwellings.

3.2.7 Proposed dwellings located a generous distance away from High Bank and Manchester Road to create a natural buffer.

3.2.8 Generous separation distance provided between proposed dwellings and existing dwellings to minimise potential impact of development and enhance levels of privacy.

3.2.9 Inward looking development to give good level of natural surveillance.

3.2.10 Pedestrian access provided within the site to connect to the existing path on the west of the site.

3.2.11 Potential to use a split level house type to accommodate the drop in slope in the south east corner.

3.2.12 Ground conditions and structural condition of retaining wall to the south of the site have been considered

3.2.13 Requirement of Outline Consent to make provision for future vehicular access to site to the west.

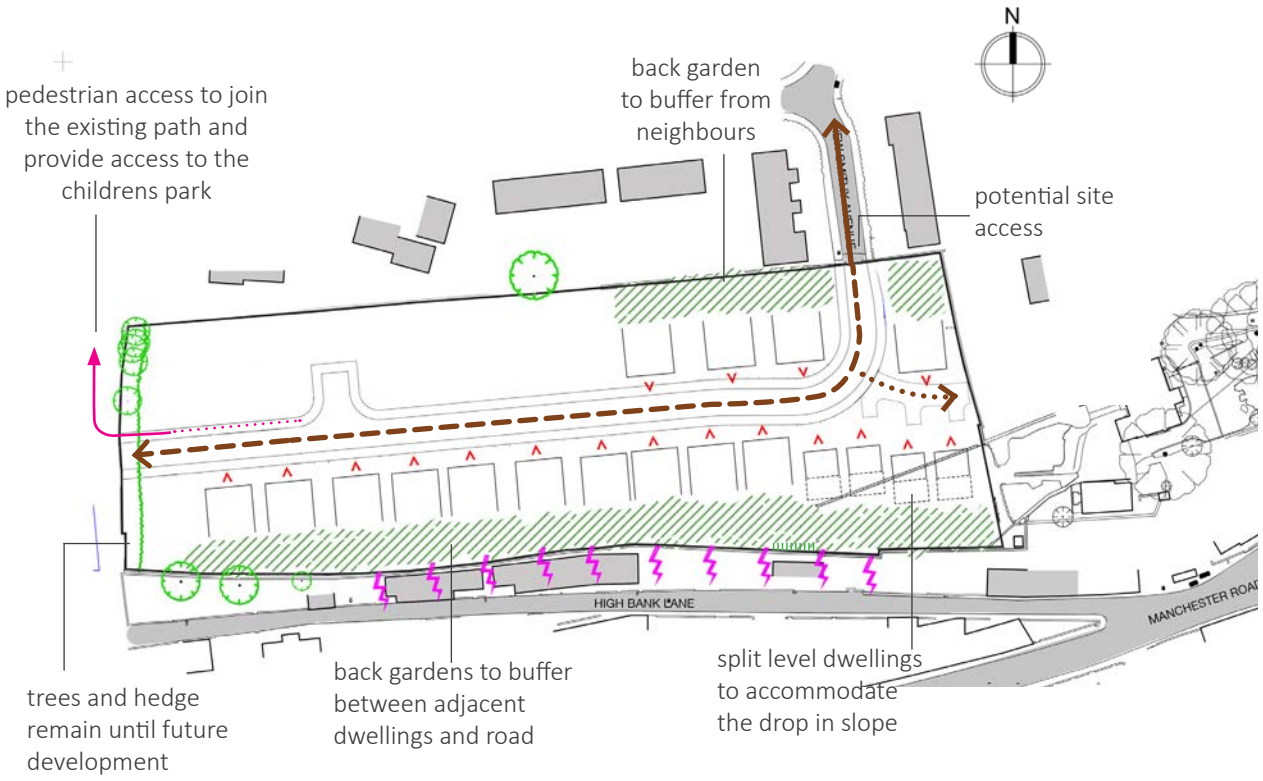


Figure 10 - Design Intent Drawing

4.0 Proposal

4.1 Barnsley Council's Design Policies

4.2 Use

4.3 Amount

4.4 Layout

4.5 Scale

4.6 Comprehensive Masterplan

4.7 Landscaping

4.8 Appearance

4.9 Access

4.10 Crime Prevention

4.0 Proposal

4.1 Barnsley Council's Design Policies

4.1.1 Consideration has been given to the *Barnsley Local Plan* (January 2019) and the relevant guidance documents and SDP's.

4.1.2 The proposed scheme has been designed in accordance with Barnsley Borough Council's *Designing New Housing Development 2012* and the *South Yorkshire Residential Design Guide.*

4.1.3 Use

4.1.4 The site is currently undeveloped, vacant field with Outline Planning Consent for 21 dwellings (Ref: 2017/0088).

4.1.5 The proposed use is residential.

4.2 Amount

4.2.1 The proposed scheme seeks permission for 21 no. dwellings however this Reserved Matters Application will be accompanied by a Fully Planning Application for an additional 9 no. dwellings, with the intention being to deliver the site in one comprehensive development of 30 no. dwellings.

4.3 Layout

4.3.1 The Proposed Site Layout *(see Figure 12)* follows the principles illustrated in the Site Led Design Objectives sketch *(see Figure 10)* and broadly follows the principles in the indicative site layout submitted as part of the Outline Application (see Figure 11).

4.3.2 The approach indicated in the Outline Approval has been reviewed and with a developer now on board it is considered that the site can be developed more efficiently and sustainably. As a result, the Reserved Matters Application for 21 units would leave part of the site undeveloped (See Figure 13). As such,this Reserved Matters Application for 21 units is being submitted alongside a Full Application for an additional 9 dwellings on the balance of the site with the intention to comprehensively develop the site together as a whole.



Figure 11 - Illustrative Layout demonstrated in Outline Approval



Figure 12 - Proposed Site Layout

4.3.3 Access into the site is taken from New Smithy Avenue. The proposed road is an adopted highway with a 5.5 m wide carriageway and 2 x 2m wide footpaths.

4.3.4 The road hierarchy is clearly defined with the primary access road, New Smithy Avenue in tarmac leading onto a private drive that serves 3 dwellings.

4.3.5 The proposed dwellings have been orientated with rear gardens backing onto the site boundary to create a green buffer to the built form to minimise the impact on the adjacent neighbours and countryside.

4.3.6 The proposals will create an inward-looking development with defensible space to the front of the properties and natural surveillance throughout.

4.3.7 In-curtilage car parking is provided throughout at a ratio of 1 space per 2 bed dwelling and 2 spaces per 3 & 4 bed dwellings.

4.3.8 Secure perimeter boundary treatments have been provided to rear gardens and the site boundary.

4.4 Scale

4.4.1 The proposed dwellings are mostly 2 storeys in height which is in keeping with the local character and scale.

4.4.2 Due to the site's steep topography, 4 no. plots at the south east corner of the site are split level with 2 storey height to the front and 3 storey to the rear.

4.5 Landscaping

4.5.1 A proposed landscape scheme has been prepared and will support this application.

4.6 Comprehensive Masterplan

4.6.1 The Planning Application Reference Plan (see Figure 13) shows the Comprehensive Masterplan for the site and how this Full Planning Application for 9 dwellings relates to the Reserved Matters Application for 21 dwellings which is being submitted alongside this application.



Figure 13 - Planning Application Reference Plan

4.7 Appearance

4.7.1 The proposed dwellings have been designed to reflect the local character. Floor Plans and Elevations for each proposed house type including a schedule of proposed materials supports this application. The following is a summary of the key design features and materials;

- Red facing brick walls
- Grey concrete roof tiles
- Artstone heads and sills
- Black uPVC rainwater goods
- White uPVC double glazed windows and doors
- Traditional style composite front door with double glazed panels (colour tbc)
- Generally simple dual-pitched roof forms throughout with gable projections and gable fronts to key plots
- Additional side windows included to corner plots to increase natural surveillance and avoid 'blank gables'





Figure 14 - Visuals showing typical Newett Homes house types



Figure 15 - Visual showing typical residential development by Newett Homes

4.8 Access

4.8.1 The site access is taken off New Smithy Avenue which is an adopted road.

4.8.2 The access design was approved under Outline Planning Permission (Ref: 2017/0088).

4.8.3 Detailed highway design for the access from New Smithy Avenue has been prepared by Andrew Moseley Associates and supports this application.

4.8.4 The layout makes provision for a vehicular and pedestrian connection to the west via an extension of the adopted highway in order to allow for future development of safeguarded site.

4.9 Crime Prevention

4.9.1 Although the proposals don't seek Secured By Design accreditation, the layout has been designed to achieve the key principles of *Secured by Design Homes 2016*.

5.0 Conclusion

5.1 Summary

5.0 Conclusion

5.1 Summary

5.1.1 This application is for a Reserved Matters Application persuant to Outline Planning Consent (Ref: 2017/0088) for the residential development of 21 dwellings.

5.1.2 This application is accompanied by a Full Planning Application for an additional 9 dwellings with the intention of comprehensively developing the total 30 no. dwellings together as a whole.

5.1.3 Detailed and careful consideration has been given to the proposals. The proposals create a development that not only respects the site and its surroundings but also provides a high quality and well considered place to live.

5.1.4 In light of the documentation submitted in support of this application it is considered that consent should be granted for the proposed development.



Figure 16 - Proposed Indicative Street Scene