

DESIGN AND ACCESS STATEMENT – ERECTION OF DWELLINGS, LAND BETWEEN 17 AND 19 CROOKES STREET, BARNSELY.

CONTEXT

Physical context

Surrounding:

Uses – the surrounding area comprises a mix of terraced housing and commercial premises. The site itself has housing to three sides, and commercial premises to the north and north east. Crookes Street includes a former factory converted to office use, the site and housing. Because of concerns raised regarding background noise levels from the industrial premises a Noise Impact Assessment has been carried out.

Buildings / character – the housing comprises small two storey terraced properties, in a mix of red brick, stone and painted brickwork. Most retain their original slate roofs. The houses between the application site and Summer Lane have painted brickwork, the block between the site and Stanley Street have stone frontages. The converted factory is five storeys high, built in red brick with a slate roof. The industrial buildings to the north and north east are built in red brick with light coloured steel cladding, and asbestos or steel sheet roofs. One of these buildings directly adjoins part of the appeal site.

Access to local services / transportation – the site lies within easy walking distance of the town centre, and 800m from the bus / railway transport interchange. There are bus stops on Summer Lane 95m and 120m from the site.

The area has no special designation.

Site:

Uses - the site is currently use for the production and distribution of signs.

Buildings / character – The site contains two buildings, both constructed in red brick, and both adjoining the footpath on Crookes Street. One stretches the full depth of the site, two storeys high, and is linked to an industrial building to the rear. The second is two storey to the front, with a single storey projection to the rear. There is a small yard separating the two buildings, with direct access from Crookes Street.

Natural features – there are no natural features on the site.

Topography / gradients – the site is level.

The property has no special designation

Social context

Any effect from the loss of existing building / uses – the removal of this user will reduce noise and disturbance to neighbouring residential properties. The manoeuvring of vehicles on to the site, and deliveries from larger vehicles directly from the street are a particular problem in a residential area.

Any potential overlooking / overshadowing from the site – Windows to the front of the properties will face those of Nos 2-10 Crookes Street at a distance of 11.5m. The surrounding dwellings will have a much reduced level of overshadowing with the removal of the two large buildings and replacement by a much smaller building block.

Economic context

Any jobs created – this will protect existing jobs and provide potential for additional employment in the future.

Any businesses supported – this will support the existing firm, which cannot operate from here successfully.

Planning policies

Do the relevant national, regional and local policies appear to be referred to?

National policies are set out in Planning Policy Statements 3 and 4. PPS3 states as a Government objective that Local planning authorities should give priority to re-using previously-developed land within urban areas, in preference to the development of greenfield sites. PPS4 advises that planning authorities should consider carefully whether particular proposals for new development may be incompatible with existing industrial and commercial activities.

Places, Streets and Movement, A companion guide to Design Bulletin 32 – this sets out sight line requirements for junctions and access points. For an access from a single dwelling onto a road with a 30 mph speed limit the requirement is 2.0 x 90m, but where it is clear that vehicle speeds will be contained to 30mph this is reduced to 2.4 x 60m.

Planning Policy Guidance Note 13: “Transport” requires Local Authorities to set maximum levels of parking provision.

Regional policy is set out in the Regional Spatial Strategy for Yorkshire and Humberside.

Policy YH1 Overall approach and key spatial priorities

A. Growth and change will be managed across places and communities in Yorkshire and Humber in order to achieve sustainable development and the Spatial Vision as set out in Table 2.1

Policy H1 Provision and distribution of housing.

A. The region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes

B. Plans, strategies, programmes and investment decisions should ensure the delivery of the average annual net additions to the dwelling stock set out in Table 12.1 in locations that accord with the Core Approach and Sub Area policies. This requires 1015 net additional dwellings annually in Barnsley district in the period 2004 – 2026.

Though on a very minor scale, the present proposal will contribute to the housing total set by the RSS, in a sustainable location.

Policy E1

In order to create a more successful and competitive regional economy, plans, strategies, investment decisions and programmes should help to deliver economic growth, restructuring and diversification.

Local Policies

The site lies within an area allocated as a Mixed Use Area in the Unitary Development Plan, and so Policy ED4 applies.

Policies BE6, ES1, T2A and T22 are also relevant, together with Supplementary Planning Guidance Note 3 (Infill Residential Development) and Supplementary Planning Document 32 (Parking)

INVOLVEMENT OF COMMUNITY MEMBERS

Have neighbours been consulted and the responses included? – The occupiers of 13 – 17, 19 – 27, 2 -10 Crookes Street, and 1 – 7 Stanley Street were consulted, and a copy of the correspondence is attached. No comments have been received.

CONSULTATIONS

The proposal has been the subject of correspondence and discussions with officers from the Council's Planning, Transportation, Environmental Health and BDA departments, and their advice taken into account when preparing the scheme.

EVALUATION

Are any constraints on development from physical/ social / economic context identified - the only constraint is seen as the background noise from the adjoining industrial site.

Are constraints from any relevant policies identified? – Unitary Development Plan policies ED4, ES1, relating to the loss of employment buildings, and the need to protect residents from noise disturbance. The issue of loss of employment buildings is dealt with in a separate supporting statement. While buildings will be lost, jobs will be retained. A noise Impact Assessment has been carried out to evaluate the noise issue.

DESIGN OF THE SCHEME

Use

Is this justified in terms of:

Site and surroundings – the surroundings are predominantly residential, and new housing will improve the amenities of existing residents

Land use - Measures will be taken to address the noise issue, as set out in the report from Hepworth Acoustics.

Amount

How much development is proposed – the site will be developed at a similar density to adjoining residential development.

Layout

A terraced block, sited very close to the street, reflects the character of the street, and enables the car parking to be accommodated out of sight.

Scale

Size of buildings in relation to surroundings – While the exact heights of the buildings are a detail reserved for future consideration, it is proposed that these will be two storey to reflect the scale of the housing on either side of, and facing, the site.

Landscaping

Landscape principles and details – While details are reserved for future consideration, a strip to the front of the houses will have shrub planting. It is the intention that future maintenance would be the responsibility of the occupants.

Appearance

As this is an outline application the detailed design of the dwellings is reserved for future consideration, though the general form of the block will reflect that of the adjoining terraces. Red brick and grey tiles are proposed, to match the materials of nearby buildings.

Access

Adequate manoeuvring space is provided within the site so that all vehicles will be able to enter and leave in a forward gear.

This is a relatively level site. It will therefore be easy to provide a safe and level means of access into the site for both vehicles and pedestrians. The dwellings will be built to levels that avoid the need for steps at any entrance into the buildings.

Visibility of 2m x 80m can be achieved in the direction of Summer Lane, and 2m x 60m in the direction of Farrar Street.

Parking – Provision of 1 space per dwelling plus two visitor spaces is adequate for five properties located in such a sustainable location, bearing in mind that the maximum requirement is 1.5 per dwelling.

**Philip Errington - Chartered
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12 May, 2009

Dear Sir / Madam

Re. ERECTION OF DWELLINGS, LAND BETWEEN 17 AND 19 CROOKES STREET, BARNSELY.

Before submitting an outline planning application for the above development, my client Mr Totty wishes to know if you have any comments on the proposal so that he can take these into account before submitting a formal application to the Council. Any comments should be in writing, and should reach me within three weeks of the date of this letter. For your information I am including a copy of the proposal on the reverse of this letter.

Yours Sincerely,

Philip Errington



RTPI

mediation of space · making of place

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May 12, 2009

The Occupier,
13 – 17, 19 – 23, 2 -10 Crookes Street, Bamsley, S70 6BX
1 – 7 Stanley Street, Bamsley, S70 6BY