

**LAND OFF KINGSWAY,
MAPPLEWELL, BARNSELEY**

**PROPOSALS FOR THE
RESIDENTIAL DEVELOPMENT
OF 2 DOUBLE STOREY
DETACHED HOUSES**

Ref WFS-STATEMENTS-1
REV P1 - APRIL 2015

SITE ADDRESS

Land off Kingsway
Mapplewell
Barnsley
South Yorkshire
S75 6HA

AGENT DETAILS

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1.0 PLANNING STATEMENT

1.1 History

The land off Kingsway, Mapplewell, Barnsley, South Yorkshire S75 6HA from here on in referred to as the 'proposed site') from 01 January 1993 has 3 records of previous applications on it. These are as follows;

- 2009/0599 - Residential development of a terrace of 3 dwellings - Withdrawn
- 2009/1074 - Residential development of a terrace of 3 dwellings (resubmission) - Approved
- 2012/1114 - Residential development of a terrace of 3 dwellings (resubmission, extension of time of 2009/1074) - Approved
- 2013/0845 - Residential development of a terrace of 3 bungalows - Approved

1.2 Introduction

This supplementary statement has been prepared in support of the planning application for the residential development of 2 double storey detached dwellings on the proposed site indicated.

The site is a level, featureless, vacant parcel of land previously used for lock up garages.

The design process of the development has followed national, regional and local planning policy guidelines. This statement will give an overview of such policies.

1.3 Site Overview

The proposed site is located within the established residential area Mapplewell. It is 3.5 miles to Barnsley Town centre and in close proximity to variety of local amenities predominantly found in Mapplewell and Staincross.

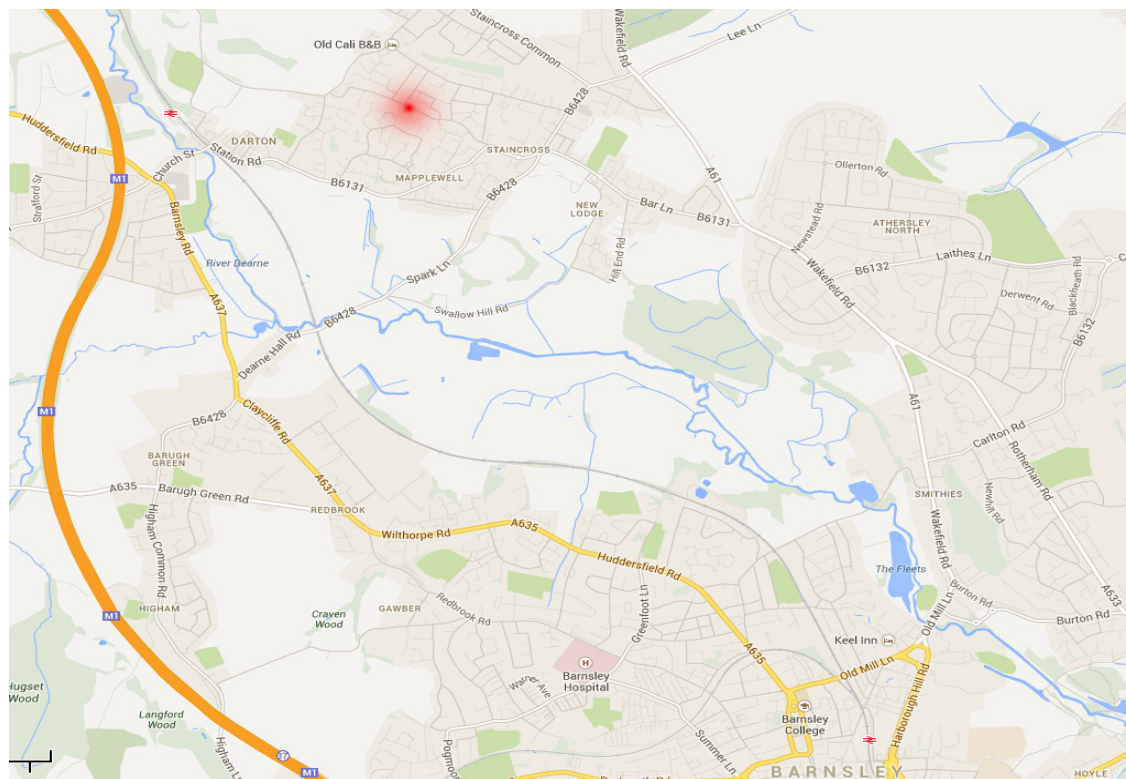


FIG 1 – EXISTING LOCATION MAP – APPROX LOCATION OF SITE HIGHLIGHTED IN RED

The site measures 686m² or 0.0686 hectares.

The land has boundaries along Kingsway and to either side and the rear adjacent residential properties. Along the full site frontage to Kingsway there is a dropped kerb that facilitated access to the lock up garages previously there. The actual boundaries to the adjacent residential properties are a mix of various styles of fencing.

The site slopes gently down along its frontage from right to left. The site having most garages removed has some concrete bases left on it, self seeded overgrown weeds and grassed areas and 2 small trees to the south. The adjacent properties to either side of the site are single storey bungalows and to the south the site backs onto the rear gardens of some new modern houses found on Priest Royd.



FIG 2&3 – EXISTING PHOTOS OF THE SITE LOOKING NORTH AND SOUTH



1.0 PLANNING STATEMENT

1.3 Site Overview (Continued)

Transport links into Barnsley Town Centre can be found Kingsway. These links have well established and extensive public transport routes, road networks, cycle routes and pedestrian links.

The site is identified as being in a Housing Policy Area. As a previously developed site within a residential area it is considered that it is a brownfield site and appropriate for a residential development.

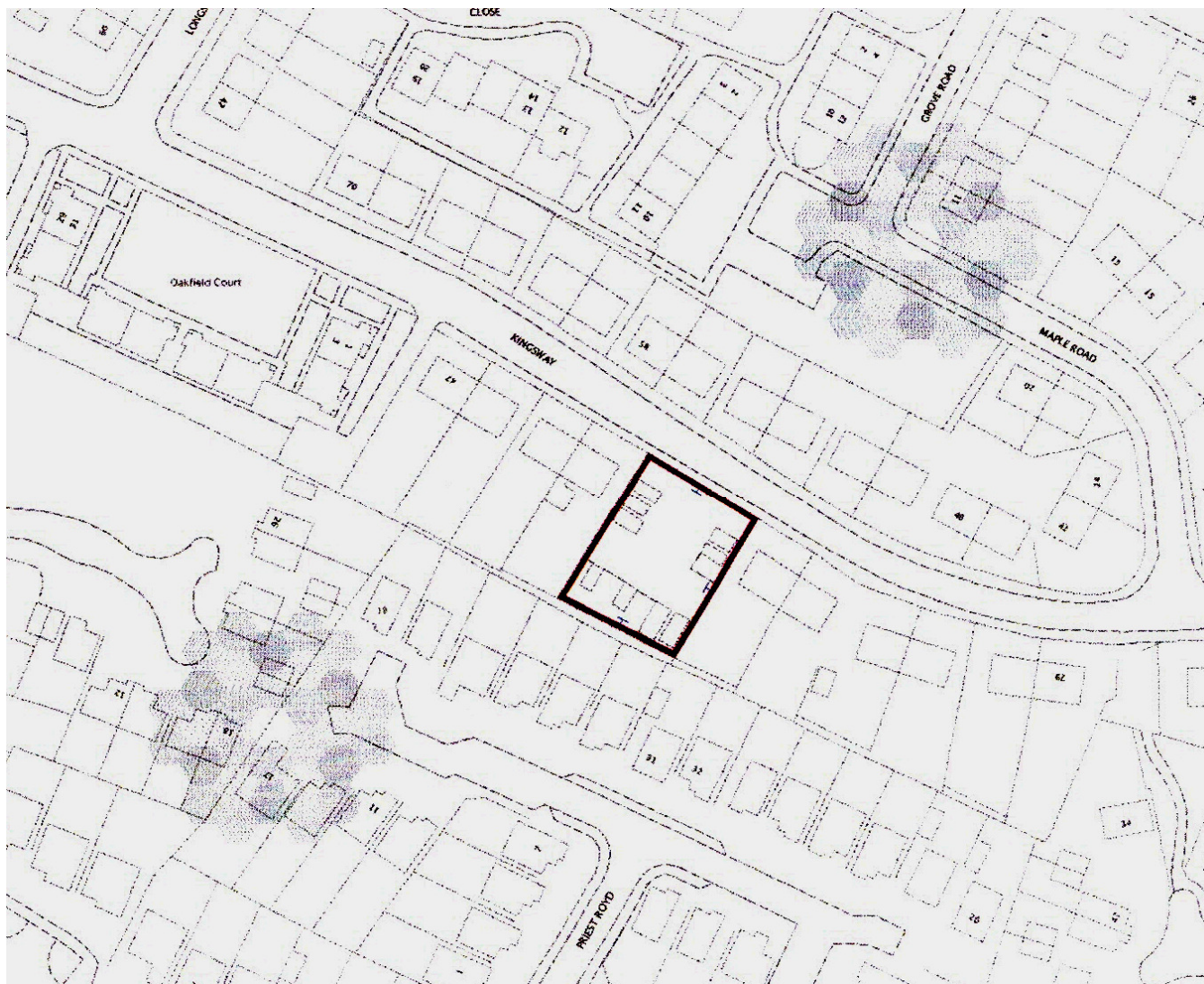


FIG 4 – EXISTING SITE PLAN – BASED ON ORDANACE SURVEY DATA

1.4 Proposals

The development seeks to provide 2 double storey detached dwelling houses. Each house will have an integral garage off a private gated drive with access to these front drives and landscaped areas directly from Kingsway.

Briefly the houses will be of traditional construction with red facing brick to all elevations with a concrete tile roof.

1.5 Planning Policy

1.5A National Planning Policy Framework

This document sets out the basis of the Governments approach to the planning system and how it contributes to sustainable development.

The statement outlines some of the ways sustainable and inclusive patterns of urban development should be facilitated included are the following guidelines which have been integral to the developments design process at all stages.

- ♦ *making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;*
- ♦ *contribute to sustainable economic development;*
- ♦ *protect and enhance the natural and historic environment and existing communities;*
- ♦ *ensure high quality development that uses good design and the efficient use of resources;*
- ♦ *ensure that the development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.*

The proposed development fits within Government guidance that such a project should take place within a sustainable framework, and on previously developed land or underused land and buildings. With such in mind the proposals are actively promoting more sustainable patterns of development.

The NPPF also states guideline '*good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.* With regard to high quality design throughout the whole development careful design consideration has been given to public and private spaces, amenity areas and the buildings. This design and access statement and accompanying drawings demonstrate how the development can meet these objectives and represents high quality design.

1.0 PLANNING STATEMENT

Highlighting that the Government has a housing policy goal of everyone having an opportunity to live in a house they can afford in a community of their choice the guide states the Government is seeking to improve affordability across the housing market, including by increasing the supply of housing. It also wants to create sustainable, inclusive, mixed communities in all areas, both urban and rural.

In order to achieve this, the planning system should deliver the following specific outcomes, which guides form the basis for this development;

- ♦ *High quality housing that is well designed and built to a high standard*
- ♦ *A sufficient quantity of housing taking into account need and demand and seeking to improve choice.*
- ♦ *Housing developments in suitable locations, which offer a good range of community facilities with good access to jobs, key services and infrastructure.*
- ♦ *A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including the re-use of previously developed land, where appropriate.*

It is considered that the development contributes towards the overall supply of housing in the local area. It provides a high quality development of housing appealing to a wide range of individuals already residing in local properties. The good design of the development will contribute positively to the local area.

Some factors that should be given consideration when assessing the design and quality of this development are as follows

- ♦ *Is it easily accessible and well-connected to public transport and community facilities and services, and is it well laid out so that all the space is used efficiently is safe, accessible and user friendly?*
- ♦ *Does it provide or enable good access to community and green open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies?*
- ♦ *Housing developments in suitable locations, which offer a good range of community facilities with good access to jobs, key services and infrastructure.*
- ♦ *A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including the re-use of previously developed land, where appropriate.*

Careful consideration has been given to the transport availability in the design and planning of the development a brief overview of these guides are as follows, that the design should;

- ♦ *actively manage the pattern of urban growth to make the fullest use of public transport, and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges;*
- ♦ *locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling;*
- ♦ *accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling;*

As can be seen from FIG 1 on page 3 the development is in walking distance to a full range of services and required daily facilities within the immediate vicinity and local shops. Transport links for buses are also all in walking distance.

1.5B Adopted Local Development Plan Policies Core Strategy document

Relevant policies from this document are listed below and demonstrated how the proposed development is in line with this.

CSP1 - Climate Change

The site is located in a sustainable location and not at risk of flooding. The existing trees to the rear will be kept and with the rear gardens being landscaped will promote biodiversity. Sustainable methods of drainage will be explored and promoted.

CSP2 - Sustainable Development

The development will be constructed using as far as possible locally sourced materials and labour. The homes will be designed to achieve Level 3 in the Code for Sustainable Houses.

1.6 Other Considerations

1.6A Sustainability

The development will provide a sustainable development inline with current recommendations and building standards. This includes the location of the site and the ease of pedestrian access to local facilities but also design considerations which are further expanded upon in the design statement.

1.6B Proximity to Local Facilities

For a project to be truly sustainable the distance people need to travel in order to reach facilities is an important consideration. A good distance where people are most likely to walk is 0.8km up to 1.6km (1mile) at the most. People will cycle a distance of 5km (3miles) to 8km (5miles) at the most. Public transport is the preferred choice for most trips over 5km (3miles). Facilities and services in the locality to this development fall within the distance guidelines.

1.0 PLANNING STATEMENT

1.6C Movement Networks/Transport Links

The development is in a location that will allow all future residents to use alternative means of transport. As footpaths and surrounding road networks are suitable for pedestrians and cyclists. This site also has the added benefit of being in walking distance to bus and cycle networks.

1.6D Landscape/Visual Character

Careful design and planning considerations has ensured the visual character of the road and site in general is preserved as much as possible. The development will follow the notional building line. It will have front driveways and gardens thus preserving the character of Kingsway.

1.6E Local Impact

It is considered that the proposals fit well within the local area contributing effectively to the social, economic and environmental stability.

1.6F Water/Drainage

The site is identified as being low risk in terms of flooding and falls within zone 1 of the Environment Agency's assessments. The existing supply and foul water systems will be able to accommodate the new dwellings. SUDS will be recommended and implemented subject to suitability.

1.7 Conclusion

In conclusion the proposed development offers an opportunity to develop a poorly maintained and overgrown site with accommodation in keeping with the area that is in accordance with national, regional and local planning policy guidance.

The position of the site encourages alternative transport with obvious benefits to the environment.

Good design in terms of scale, proportion, form, selection of materials and landscaping will provide dwellings that will further enhance the character of the area, contributing effectively to the street scene along Kingsway. This development will inject into a vacant and now untidy looking site a high quality development.

2.0 DESIGN STATEMENT

2.1 Introduction of proposals

The Applicants Scheme provides a development of 2 double storey detached dwellings on a currently vacant brownfield site. The site in general and house types have been designed to building regulation standards, Local Authority policy and guidelines and to accommodate where possible other guides such as Lifetime Homes Standards. This has ensured adaptability and flexibility has been designed into the homes whilst maintaining high quality design standards.

The Applicants design will be sympathetic to the character of the local residential area and seeks to introduce a design which will not detract from this.

2.2 Design Overview

The 2 dwellings consist of one mirrored house type. They will be accessed off the existing Kingsway Road via new individual drives for each dwelling.

Each dwelling has ample external amenity space to the front and rear all with a good level of privacy.

The layout of the site has been chosen carefully to utilise the natural topography of the site and the orientation of Kingsway. Distances from existing properties ensure there are no overlooking or privacy issues created with neighbouring dwellings.

2.3 Building Form and Scale

In the locality the predominate house types are semi detached single storey bungalows. The proposed house types are double storey in height. The ridge height has been kept to a minimum by designing the roof to have a modest roof pitch. The design of the dwellings is in keeping with similar new build detached dwellings found in the vicinity. It will provide suitable accommodation synonymous with the local area.

The previously approved planning permission 2009/1074 was for a row of 3no. double storey town houses with 2no. integral garages. Taking this as a starting point it was concluded that another proposed development of a similar height would also be acceptable. Given the fact that this scheme is for 2 detached houses however the massing of the built form is reduced from the previous afore mentioned scheme,

To ensure that the impact on neighbouring properties is kept to a minimum the dwellings have been designed to have an 'L' shaped footprint at the front of the houses. The projecting section is planned for the middle of the site away from the neighbouring properties. In a similar way at the rear of the site living accommodation on the ground floor is in part in a single storey element. This again is sited towards the centre of the site to avoid overly long walls against neighbouring properties avoiding the new dwellings overbearing on them. The main footprint of the houses are also set back at the boundaries further to assist in this stepping away from the boundaries. Ensuring the bulk of the footprint and massing is away from neighbouring properties.

The design of the roof has again been selected to reduce impact on adjacent neighbouring properties. A full hipped roof contributes to the impact reducing measures.

2.0 DESIGN STATEMENT

2.3 Building Form and Scale (Continued)

The existing dwellings follow the natural topography of the road stepping down between plots in eaves and ridge height. The new proposals adhere to this along the sites frontage and also step down in ridge height similar in distances to the existing dwellings on Kingsway.

2.4 Building Materials

In general the materials used will meet those as set out in sustainable construction guides such as;

- National Green Specification
- BRE
- Department of Trade and Industry
- WRAP

The main structure proposed is to be of traditional construction. Walling finishes materials will be sympathetic to match the character of local properties. The external walls will be red facing brick with simple contrasting brick stretcher coursing detailing.

For the roofing a dark concrete tile is proposed to match the existing roofs in the surrounding area with matching ridge tiles.

Windows finished in white all will be argon filled double glazed units ensuring dwellings that promote energy efficient living.

The site will provide safe access for all throughout, with the careful design of layout and proposed materials. Main driveways and access paths will be constructed from complementing porous paving. Timber decked and patio areas and green garden areas will seamlessly link the material selection of the houses and also deliver a high quality development.

High importance throughout the design process has been put on minimising the impact on surrounding properties of the development. To this end careful consideration has been given to maintaining adequate distances from neighbouring properties and garden areas keeping in line with the general characteristic of the area.

2.5 Highways

Access to each individual plot will be off the Kingsway roadway to the front of the site utilising the existing dropped kerb along the frontage to facilitate access to the private gated drives and pedestrian gates.

2.6 General Design/Building Standards

The Development will be constructed to comply with current Building regulations and NHBC standards. Especially careful attention has been given to Part M and K of the Building Regulations that has recently been extended to include all new homes. Level 3 for the code for sustainable Homes can also be achieved.

Local authority design policy and guidelines have been carefully studied and applied throughout the scheme.

Careful consideration and design has also ensured that the standards found for internal spaces in the South Yorkshire Residential Design Guide can be met for Bedrooms, living rooms, dining areas, kitchens and bathrooms.

Also most Lifetime Homes standards have been incorporated, which many local authorities now require.

This has ensured the proposed development is universal in its appeal and application. Giving prospective home owners the ability to adapt their homes to suit their lifestyle now and the flexibility to change should their circumstances. This means the houses will be suitable for older people (whose numbers are increasing rapidly) and for the vast majority of disabled people, as well as the non-disabled person. This ensures these houses increase the ease with which they can be lived in throughout a persons lifetime over conventional and existing properties found in much of Sheffield.

Briefly the standards that have been accommodated for within the design of the apartments are as follows.

- Each dwelling will have a level approach into the main entrance for at least 1.5m in length.
- All external entrances will be:
 - a) illuminated to required levels
 - b) have level access over the threshold
- The threshold upstand will not exceed 15mm
- The clear opening width of the front door will be 800mm.
- A turning area of 1500mm will be provided in each hallway to facilitate wheelchair turning.
- There will be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.
- A suitable living room will be at entrance level.
- There will be space on the entrance level that could be used as a convenient bed space if required.
- Walls in bathrooms and toilets will be capable of taking adaptations such as handrails and other personal lifting aides.
- The design provides for a reasonable route for a potential hoist from the main bedrooms into bathroom facilities.
- Living room window glazing begins at 800mm or lower and windows will be easy to open/ operate
- Switches, sockets, ventilation and service controls will be at a height usable by all (i.e. between 450 and 1200mm from the floor)

2.0 DESIGN STATEMENT

2.7 Sustainability

The Applicant has researched and studied, throughout the design process, areas where the scheme can become as sustainable as possible.

Policies requiring new dwelling to provide 10% of houses energy needs from a decentralized source will be met. This will be in the form of either solar electricity, solar hot water or heat pumps. The houses have also been designed with insulation above the current u-values requirements of the Building Regulations.

The average hot water usage for a house of this type will be around 200 litres per day. A solar hot water system will provide more than 500/Kwhrs/year/m², which is ample to supply the hot water needs of a typical dwelling of this type.

The exact system to be used is subject to budget costing and the ability of new technologies at the time of the build. The applicant however committed to ensuring if possible that a minimum of 10% of the developments energy requirements comes from a decentralized source.

The design process of the development has taken into consideration of the following issues fundamental to any new build.

Energy Supply
Carbon Emissions
Quality of Local Environment
Open Spaces
Drainage
Waste Management
Transport

The scheme will meet level 3 of the code for sustainable housing below are some of the design layout and specification considerations that will be incorporated.

- ♦Materials from local 'green' manufacturers where possible
- ♦Materials to have sustainable specifications where possible
- ♦Careful consideration to orientation and window specification to minimise solar gain in summer months and maximise solar gain in winter and reduce heat loss
- ♦Higher levels of insulation to achieve U values and emission ratings better than the current building regulation standard
- ♦Low energy lighting specified throughout with external lighting on daylight and motion sensors
- ♦AAA Rated appliances installed or purchasing information supplied to buyers
- ♦All bathroom and sanitary ware to have low water fittings

♦Adequate facilities for storage of recycling materials

♦Layouts adaptable to provide areas for home study or office space areas.

♦Internal and external clothes drying facilities

In conclusion the aim of this development has been to provide the highest quality housing using only the best specification materials that will have the least impact on the environment. This has been achieved by specifying and promoting sustainable construction materials and methods during the design stage, and adhering to local authority planning policies and building regulation standards and recommendations. This ensures the development as a whole will be future proof and sustain and enhance the standards of environment and living found in the locality.

2.8 Density

The site area measures 0.0686 hectares the proposals for 3 dwellings equates to a calculated density of 29 per hectare for the site. Given the size, topography and narrower frontage to the site, and the density figures found in the immediate vicinity the proposed density figure is deemed to be acceptable and in keeping with the character of the area.

3.0 ACCESS STATEMENT

3.1 Scheme Overview

The development seeks to provide 2 double storey detached dwellings both of which will be 4 bed units with integral garages. All the accommodation for the properties will be over 2 floors with direct access from the driveways to the front doors and rear access into garden areas.

3.2 Location Context

The site is in the established residential area (See FIG1 page 3). The site is within walking distance of the local centre and shops. Within short walking distance are Bus Routes and a local train station that facilitates transportation to main routes into the Town Centre.

3.3 Access considerations

- Parking

Due to the general characteristic of the area on site parking has been provide for each dwelling in the form of driveways and integral garages

- Public Transport

Existing bus stops for services into the Town are located within a few meters of the site.

- Main Entrances

All main entrances into houses will have well lit areas with contrasting finishes. Thresholds will be level with adequate turning areas for wheelchair users. Materials in external common areas will comply with H&S directive on slip testing.

It is considered due to the excellent location, site topography and careful design of the site and bungalows all access issues have been dealt with and the development proposals will provide adequate access for all.

4.0 FLOOD RISK

4.1 Introduction

This is an assessment of both the risk of flooding of the site, and the assessment of a likely increase or decrease of surface water run off on the site that will result from the proposed development.

4.2 The Environment Agency Flood Plain Plans

Below is an excerpt from an Environment Agency Flood plan showing the area of the proposed site. The approximate position of the site is highlighted in red.

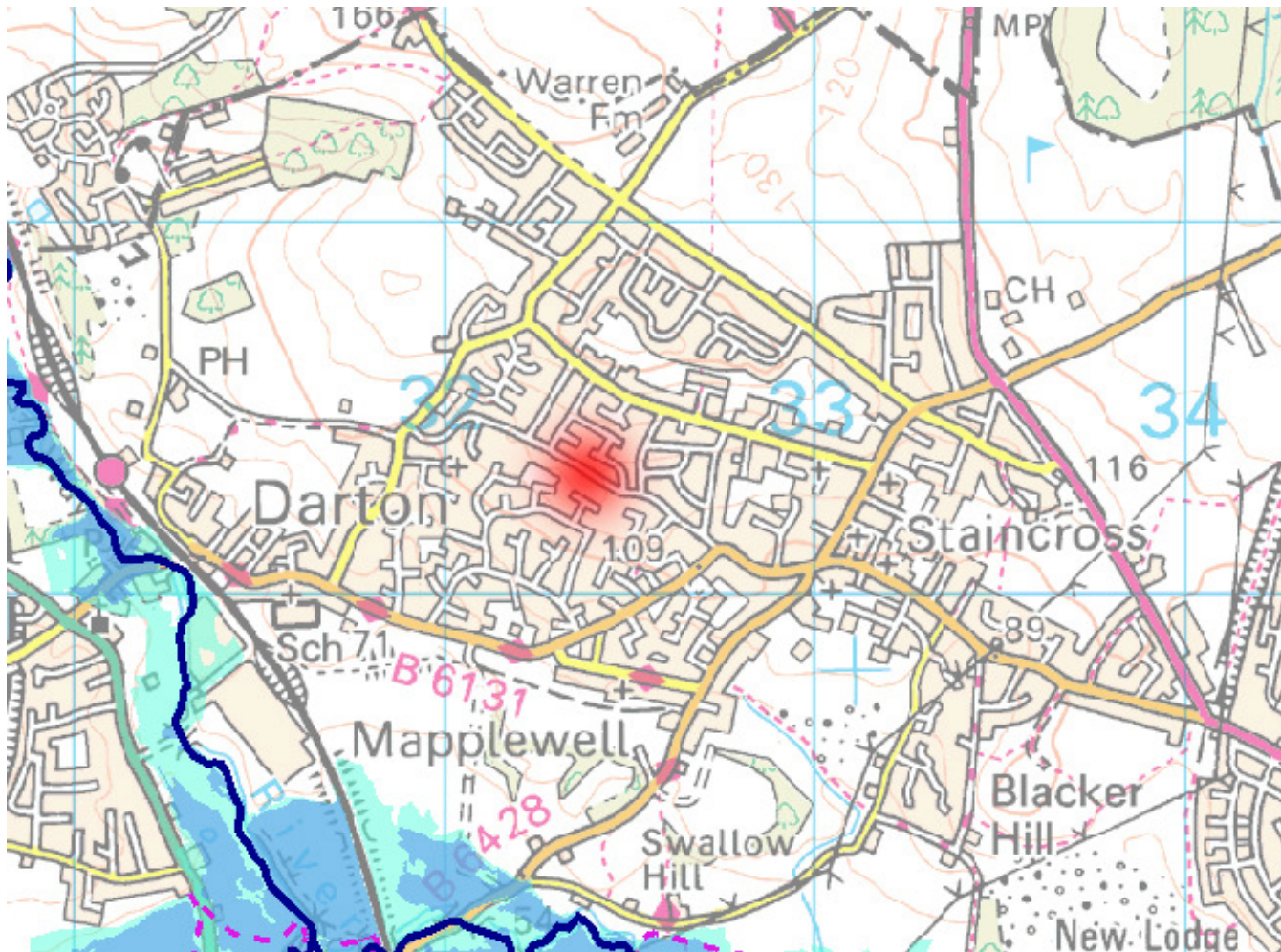


FIG 7 ENVIRONMENT AGENCY FLOOD PLAN

The Dark blue area on the map highlights areas that have a 1 in 200, or greater, chance of being flooded by the sea, or areas that have a 1 in 100, or greater, chance of being flooded by a river each year.

The light blue indicates areas that have a chance of being affected by an extreme flood by sea or river. This equates to a 1 in 1000 chance of occurring each year.

There are also no historical records of the site flooding.

As can be seen from the map the site is not at risk of flooding.

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