

Mr & Mrs M Richards

**24 Hay Green Lane
Birdwell
Barnsley
South Yorkshire**

Planning Application

Design & Access Statement

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1. Statement

PREPARED BY :

QUILL ARCHITECTURE

**7 Mulberry Close, Darfield, Barnsley, South Yorkshire
S73 9NN. Tel:- 01226 755446**

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1.0 Introduction

- 1.1 This statement is in support of a new development of one 6 bedroom dormer style bungalow, with ancillary detached garage and drop down kerb. On land owned by the applicant currently used as a remote side garden area adjacent to their existing dwelling No24 Hay Green Lane, Birdwell, Barnsley, South Yorkshire.
- 1.2 The site in conjunction with the adjacent areas has been visited and this statement takes into account the sites location, topographical features, imposed constraints, characteristics and orientation. In addition central government guidelines, combined with local authority planning policies and other material factors have been considered in its preparation.

2.0 Assessment of the sites immediate and wider context:

- 2.1 This statement has been carried out to satisfy the requirements of section 42 of the planning and compulsory purchase act and covers the design concepts and principles combined with access and topographic issues.
- 2.2 **Physical**
- 2.3 The land considered is an area of private open green space located to the north of Hay Green Lane, in the township of Birdwell, Barnsley. Its position is adjacent to and abutting the east boundary of the applicants existing dwelling. The land is rectilinear in form and covers approximately 2550 square metres. While in the applicant's ownership, it has been laid to lawn with some planting to the boundaries. Separation along the west boundary is via concrete post and 2metre high slot in timber fence panels which, currently isolates the land. This demarcation runs the full length of the plot, from south to the north boundaries. Although in the ownership of the applicant the current arrangement does not immediately portray any interrelationship as a garden area to No 24 Hay Green Lane. Thus, when viewed, displays a remote strip of land, which does not fulfill the lands full potential. To the immediate north boundary, the land has a similar concrete post and timber fence system affording maximum privacy for the existing residential bungalows which are prevalent beyond the boundary. To the east, beech and laurel shrubbery has been planted which forms an unobtrusive natural boundary before an area of public green space transpires to form a small wooded area consisting mainly of mature oak trees, which are the dominant species. This public space is known as "Hay Green Wood". The remaining boundary to the south displays a low stone wall which fronts onto Hay Green Lane, which is pierced by a single gated access point providing access and egress from the land. In addition and set within the existing land a number of trees exist. These have been the subject of a detailed arboricultural survey undertaken to BS 5837. (Trees

in relation to construction). The indigenous trees play a dominant role within the lower sector of the site forming an important distinct feature of the physical environment and street scene. The sites topography displays a gradual slope from the south boundary to the north. Flanking the plot to the south of Hay Green Lane there are various existing stone built farm type structures.

3.0 Access audit

- 3.1 The proposed site will have a 4 metre wide single access point positioned approximately 5.5 metres in from the public walkway providing an off road waiting area for foot traffic and motor vehicles, before access gained through a set of automated security gates. The new access point formed will require a drop down kerb to be installed to provide a safe and sustainable entry/exit to the site. It is envisaged that the new drive will intersect with Hay Green Lane at approximately 90°. Private vehicles entering will be able to travel in a forward direction from the main highway into and along the private drive, which terminates to the front of the garage complex. This area will provide external private parking and defined manoeuvring area for motor vehicles to turn and emerge from the site in a safe forward direction. Emergence from the site will conform to the current local authority's highway legislation. In addition and external of the sites frontage a pedestrian footway exists to the north side only of Hay Green Lane.

3.2 Access to Motorways

The site is located within a short commute to junction 36 M1 of the motorway network and the main arterial road towards Manchester and Sheffield A616.

3.3 Transport

A public road transport system is in operation and located within 220metres (5minutes) walking distance of the site, if travelling north and 300 metres (6minutes) walking distance if travelling south.

3.4 Refuse/recycling

The dwelling will have an area for the storage of bins located to the rear of the property. Waste collection is to be undertaken by the local authority.

The following bins will be provided.

	Type of refuse	Dimensions	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres
4	Recycling 1 Bag Paper		

3.5 Economic

The scheme aims to provide good quality market housing within a village location which has good transport links to Barnsley, Doncaster, Sheffield, Manchester, Wakefield, and the motorway network.

4.0 Relevant Planning Policies

- 4.1 The following policies have been taken into account in the submission of this application.

National Planning Policy Framework & Government Guidance

Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.

- National Planning policy framework, Sec 7 (Requiring good design).
- Sec 10 (Meeting the challenge of climate control)
- Sec 11 (Conserving and enhancing the natural environment.

The accepted principles of urban design. (DETR 2000)

- Character : A place with its own identity.
- Ease of movement : A place which is easy to get to and move around.
- Legibility: A place that clearly defines private spaces.
- Adaptability : A place that can change to suit current trends.

Places, Streets and Movement, A companion guide to design Bulletin 32 – these sets out site line requirements for junctions and access points. For access onto a main road with a 30mph-speed limit a sightline of 2m x 90m is normally required, reducing to 60m where speeds will be contained to 30mph.

Local policies

Policy CPS 2, Sustainable construction

Policy CPS 29, Design.

Policy CPS 37, Landscape character.

LDF, SPD Designing new housing development 2012

South Yorkshire residential design guide 2011

Buildings for life (bfl12)

Policy CSP 35 (green space)

The site is located within the existing village envelope of Birdwell and allocated as private Green Space in the Local development framework maps and Unitary Development Plan descriptive.

Development will only be allowed where an assessment shows that there is too much of that particular public green space in the area which it serves and its loss would not affect the existing and potential green space needs.

SPD New Housing

Infill residential developments.

5.0 Relevant Planning History

5.1 No previous planning applications relative to the site is recorded.

6.0 Involvement of community members and professionals, undertaken/planned.

- 6.1 The owners/tenants of the adjacent residential dwellings have not been consulted.

7.0 Evaluation of the context

7.1 Identification of opportunities

There are a number of benefits arising from the re development of this site.

- There will be a positive gain in the visual amenities by a sympathetic and well designed development.
- The dwelling will constitute a positive addition to the area and provide sustainable accommodation.
- The development will exploit a remote and un-used section of private green space to its full potential.
- Form a constructive delineation of public to private green space.

7.2 Identification of constraints

The design is sympathetic to the immediate surroundings and takes into consideration the needs and requirements of the young trees which occupy the lower section of the site.

The sites topography reflects a slight but constant gradient from south to north.

8.0 Design of the scheme (Main Dwelling)

Use

Is this justified in terms of :- Site and surroundings

The site has residential developments to the north, south, and west while set to the east boundary is a wooded area.

Land use -- The site lies within the village envelope which is classified as a private green space.

Amount

Is their justification for :-How much development is proposed?

Due to the constraints of the site, only one private dormer style dwelling with an ancillary garage, drive and parking area is proposed.

Layout:

The building location and size is restricted by the pre-determined boundaries of the site, combined with the retention of a number of existing trees. By design the dwelling utilizes the available remaining space which is positioned outside the calculated tree protection criteria to BS 5837 (2012) and recommendations of the local authority.

Ground Floor

The ground floor consists of a front entrance atrium accessed via the main threshold with corridor leading to the east wing which contains a kitchen and dining area. While to the west wing 2No ground floor bedrooms, lounge and family bathroom is formed. In addition, set between the lounge and bathroom on this level is the principle linen room. (Floor plans CAD/QA/1503)

First Floor

The first floor is accessed via a flight of stairs which radiates from the ground floor atrium area to a gallery landing leading to one double bedroom with en-suite to the east wing with a further 3 bedrooms with en-suites to the west wing. In addition a second family bathroom has been created on this level. All bathrooms and en-suites are to be fitted with obscure glazing to offer privacy to the neighboring dwelling No 24 Hay Green Lane, which is also in the ownership of the applicant. The dwelling has been designed to accommodate the South Yorkshire residential design guide and local authority's assessment criteria for new dwellings. (Floor plans CAD/QA/1504).

Landscaping:

Due to the nature of the development and combined with the positions of the retained trees very little soft landscaping can be achieved. Paved areas for vehicles will be constructed of solid bound materials with no loose chippings as will the drive and

maneuvering areas within the site. To the west, north and east the current boundary treatments will remain utilizing the existing concrete post with timber slot in fence panels. The remaining boundaries have been set with various shrubbery and will remain. It is also proposed that general maintenance work be carried out on trees within the site. In addition a small number of trees will be removed from the site, details of which have been submitted to the local authority via an arboricultural survey to BS5837. A number of trees for removal have been identified within the site and their corresponding positions determined. (see arboriculture survey). Prior consultation with the local authority forestry/tree officer, has also taken place in order to afford a sustainable program for continuing management of the site.

Appearance:

With respect to the architecture, the new dormer style bungalow is of a simple building form, with all elevations constructed of sandstone, with quoin stones set to each corner combined with stone heads and sills to each window and door opening, under a traditional apex roof structure. The main roof pitch has been set to an angle of 45° to enable a viable internal head room to the first floor roof space to be achieved. In addition, the pitch will compliment that of the neighbouring dormer bungalow 24 Hay Green Lane which displays a similar roof angle of 45° and also owned by the applicant. The finished roof covering will be a new generation of sandstone roofing material supplied and manufactured by Grey's artstone.

Front Elevation (facing Hay Green Lane)

Within the main roof pitch of the principle front elevation and over the east wing a single dormer window will project, with an overall width to satisfy the local authorities criteria highlighted in the published LDF and UDP policy documents. The dormer will have a pitched roof profile, covered with the same material as the main roof. It will be seen that by using this construction it is in-keeping with the ethos of good design and the street scene. In addition, set within the main roof over the atrium 2No Velux style windows have been incorporated, to provide sustainable source of natural light to illuminate the internal space. To the west wing as viewed from the front, a forward projection has been created to form the ground floor and first floor bedrooms with apex roof over. To complete this elevation a gutter and corresponding downpipe rainwater system will be of an ogee box type design moulded in Upvc. Additionally all external soffits, fascias to the front

elevation will also be in maintenance free upvc. The principle main entrance threshold is to conform to part M of the building regulations and criteria laid down by the disability discrimination act and current regulations. All windows and doors will be hermetically sealed double glazed units and manufactured in upvc. With the finished colour subject to local authority planning department approval.

Side elevation (West)

To this elevation as viewed from the neighbouring dwelling No 24 Hay Green Lane, the main gable displays a sandstone finish pierced with 2No double glazed windows at first floor level. The central window is of clear float glazing and provides sustainable natural light to illuminate the landing area and service corridor, while situated to the left is the second bathroom window which is to be furnished with obscure glazing to promote privacy. To each side of the main gable at ground floor level, storey height walls form the front bedroom and rear lounge. Within these walls there are 6 windows in total. To the lounge 2No double glazed clear float windows have been provided. To their immediate right is the linen room and family bathroom windows, each to be fitted with double glazed units with obscure glazing. The next opening is a floor to ceiling double glazed panel to provide sustainable natural light to illuminate the ground floor service corridor. The final window at this level services the en-suite of bedroom 2 this again will be double glazed and installed with obscure glass.

Rear elevation (north facing rear garden)

To this elevation there are two main projections, each constructed of sandstone with stone quoins. To the right (west) the gabled wall displays two openings. Within the upper level the master bedroom is fitted with, internal opening bi-folding doors with Juliette balcony across the external face of the stonework. Directly below a further but larger opening for the lounge is to be formed to accept double glazed bi-folding doors. To the lounges immediately left and providing access/exit from bedroom 2 a single opening fitted with external quality doors is proposed. Above and set into the main roof, a single dormer projects outwards, fitted with double glazed clear float units to provide sustainable natural light combined with a statutory secondary escape route. The roof covering to this dormer is Grey's reproduction stone slates to match the main roof. To the left of the lounge and set parallel to it a subsidiary gable is proposed. Within this, two openings are formed; the first at ground floor level contains bi-folding doors

which provide access/exit from the dining area to the external paved zone at the rear, while the final opening set into the gable at first floor level is a double glazed unit with obscure glazing supporting the en-suite to bedroom 5.

Side elevation (east facing Hay Green wood)

The final elevation overlooks the east boundary and a small wooded area of public green space, known as Hay Green Wood. The elevation, constructed in stone which supports quoins to each corner, displays a main gable at 45°, combined with a small rear projection to the foreground. While visible in the background is the extent of the lounge to the rear and bedroom to the front. Within the gable there are four openings. The first, a double glazed unit secured into the upper storey which will enable a proliferation of natural light into the bedroom. While at ground level the three remaining openings consist of a clear float double glazed window and door to the kitchen area, with the addition of a series of bi-folding doors complementing the dining room.

9.0 Design of the scheme (Ancillary detached garage)

Amount

Is their justification for :-How much development is proposed?

In addition to the main dwelling, it is proposed that a double detached garage, drive and parking area to service the new dwelling.

Layout:

The garage's location and size again is restricted by the pre-determined boundaries of the site and retention of the existing trees. By design the garage exploits a natural available space between retained trees T2 and T3 shown on plan CAD/QA/1501. It can also be seen, that by meticulous design and consideration that the garage's position is outside the calculated tree protection criteria of BS 5837 (2012.)

Ground Floor

The ground floor consists of an open area for private motor vehicles with main door set to the front facing the west boundary. To the rear of the garage a personnel door allows access to a single entry/exit door to the outside and stair to the upper floor level set within the roof space. (CAD/QA/1506). There are no additional windows to any of the remaining elevations.

Upper/Floor

The upper level is accessed via the internal flight of stairs which runs parallel along the rear wall before terminating within an open floor which provides a useful storage area. Set within the west gable wall at this level is a single window to provide natural light and a means of escape in case of emergency. (CAD/QA/1506).

Appearance:

The garage again is of simple building form, with all elevations constructed of sandstone as the main dwelling. Quoin stones will be prevalent to each corner combined with stone heads and sill detailing to each window and door opening, under a traditional apex roof structure. The roof pitch has been set to an angle of 40° to enable a viable internal head room within the roof space to be achieved. In addition, the pitch will compliment that of the new dormer bungalow. The finished roof covering will be as the main dwelling displaying a sandstone roofing material supplied and manufactured by Grey's artstone. (CAD/QA/1505)

10.0 Environmental (flood risk)

- 10.1 The Environment Agency's flood map data has been checked and the existing structure is not located within a flood zone. Additionally the detached building will not cause flooding to occur locally or off site.

11.0 Ecology (wildlife)

- 11.1 There is no evidence of any endangered or protected species or their roosts within the tree scape.

Mitigation measures.

Visual site inspection is to take place when work on site commences.

12.0 Surface water

Roof water/surface water is proposed to be dealt with by means of classic style gutter as calculated to BS EN 12056 – 3 : 2000 and the Building regulations 2002 Approved document H part H3. In addition soakaways for the collection of surface water will be constructed subject to percolation testing. Soakaways to be designed to Approved document H part H2 building regulations. Providing the means to achieve a responsible and sustainable method of water management.

13.0 Foul water Discharge

All foul water drainage will discharge into a mains drainage system, which exists on the site. Contractor to note that mandatory approvals from the governing water authority is required for minor alterations to and/or renewal of a public sewer under the water industry act 1991 section 185 and section 106. Therefore before moving/altering or adding to the existing system, it is the duty of the contractor to appraise the condition and ownership of all the on-site underground drainage system, combined with inspection chambers. Contractor must clarify and contact all/any individual or organizations who affirm interest in the drainage systems.

14.0 Energy & Environmental Performance of Dwellings

Standard Assessment Procedure (SAP) calculations for the new dwelling are to be carried out by a registered assessor, and forward to the Local authority building control section.

15.0 Concluding statement.

- 15.1 This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the act.
- 15.2 Preliminary meetings prior to a formal planning application have entered into with the local authorities planning and forestry/tree officers to ascertain the suitability of redevelopment of the land for residential use.
- 15.2 During the design process, a number of meetings have been held with a dedicated planning and tree/forestry officer, to seek primarily, advice on good design and to address any potential problems facing the site. The comments made by the planning and

forestry officer, have been taken into account and incorporated into the overall scheme.

- 15.3 In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.