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# Design and Access Statement

for proposed works at:  
land at  
Grove Street,  
Worsbrough,  
Barnsley,  
S70 4SN

client:  
LMW Development Solutions Ltd

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### **THE PROPOSAL**

The proposal is for the erection of five pairs of semi-detached houses with side driveway car parking, front and rear gardens and the widening of the adopted highway locally.

### **ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT**

- **Use –**

The site is a vacant piece of land in an entirely residential area. Historically, the site has contained houses over at least two periods – one during the mid-nineteenth century and one during the mid-twentieth century ending with the demolition of the last of the houses in the 1980s/1990s.
  
- **Character –**

The site is a vacant parcel of grassland between established terraced housing to the south-east and south-west with semi-detached and detached houses to the north-east and north-west.

The adopted highway (Grove Street) forms the north-eastern boundary consisting of a macadam footway and carriageway. There is a surfaced public footpath along the north-west boundary and a common access along the south-west boundary separated from the site by a low rise brick retaining wall.

The land contains natural slopes falling from the north-west to the south-east by approximately 1.50m (along the Grove Street frontage) and more severe slopes falling from the north-east to the south-west by approximately 2.75m av.

There are no natural features on the site and the north-western and south-western boundaries contain low rise brick retaining walls.
  
- **Special designation –**

There is no special designation for the site within the adopted Local Plan.

The site lies within the limits of the Dearne Valley Nature Improvement Area.

There are no listed buildings on or within influence of the site.

There are no tree preservation orders affecting the site.
  
- **Spaces –**

The site is a rectangular shaped parcel of land falling evenly from east to west and north to south.

The adopted highway (Grove Street) forms the north-eastern boundary with a macadam footway and carriageway of varying widths.

There is a surfaced public footpath, although not recorded as a definitive footpath, running along the north-west boundary

separated from the site by a grass verge and low, brick retaining wall.

There is a common, surfaced access shared by the houses along James Street running along the south-west boundary with a low rise brick retaining wall abutting the site.

The gable end wall of number 24 Grove Street together with a rear garden wall/fence abuts the eastern boundary.

The rear of the site runs parallel with numbers 1-37 (odds) James Street which are set lower than the general levels on the site in a terrace with secondary (bedroom) windows facing the site.

Houses to the west are a mixture of detached and semi-detached forming Clarkson Street with secondary (bedrooms) rear elevations facing the site.

Newer detached houses look onto the site from the northern side of Grove Street from an elevated position.

The site itself is open with no physical features or planting.

- **Access routes –**

The site frontage is bounded by Grove Street providing access for vehicles and pedestrians. Additionally, pedestrian access can be gained from James Street via the established footpath.

In the wider context there is a network of residential roads, footways and footpaths surrounding the site.

- **Access to services/transportation –**

All access routes surrounding the site are surfaced and adopted providing level access to local transport services all of which are within easy walking distance.

There are local bus services running from Worsbrough into Barnsley and adjacent towns where connections to the main line railway can be made.

The M1 Motorway is situated approximately three miles to the west.

## **ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT**

- **Uses –**

The proposal is compatible with the mainly residential use in the area and the type of use being proposed falls within Use Class C3(A).

- **Character -**

The area is typical of small towns and villages in and around South Yorkshire with a mixture of low rise houses of varying ages and styles containing a mix of materials.

The proposed houses are designed to reflect the local vernacular in a traditional style with selection of external materials widely used in Worsbrough.

The blocks of houses are arranged close together along the Grove Street frontage to provide 55 units/hectare density. However, off-street car parking is provided along with provision for on-street visitor and local parking by widening the existing highway carriageway.

Houses are designed to align with the existing terrace of houses immediately to the east at eaves and ridge heights in order to maintain uniformity along the street frontage.

The elevations to the houses include lintel and cill detailing to match the nearest existing houses. Opening proportions are vertical and modest in size.

Houses sit comfortably with finished levels along Grove Street, leaving gently sloping driveways down from the highway to provide order to the street scene. The natural falls towards the south are accommodated by use of rear terracing and sloping rear gardens.

Each house plot includes areas of garden to the front and rear with enclosures formed by low brick walls and timber fences with tree and shrub planting to soften the landscape and provide improved wildlife habitats.

- **Spaces –**

Each house has two, off-street car parking spaces as well as space for motor cycle parking on each driveway. Pedal cycles are accommodated in garden sheds and space for three, wheeled refuse bins is provided behind the car parking spaces.

There are enclosed, private gardens to the front of each house and enclosed amenity spaces to the rear which meet or exceed the minimum standards recommended in the adopted design guide.

Distances between dwellings are in accordance with Supplementary Planning Document (Designing New Residential Development). The distances from the rear of the proposed houses to the rear of the existing houses on James Street exceed the recommendations in the design guide to take account of the elevated position of the new houses.

- **Archaeology –**

There is no visible evidence of archaeological remains and, bearing in mind the site has been re-developed more than once in recent history, it is unlikely that such remains will be encountered.

However, if, during the course of construction of this project, items of interest are found the Applicant will record the findings and notify the local Archaeology Advisory Service and invite their interest.

- **Contamination –**

No contaminants have been found on or below ground. Refer to the accompanying Ground Investigation Report.

- **Accessibility –**

Each house has been designed to meet the mandatory requirements set out in Approved Document M within The Building Regulations.

Access into the houses from the external paths is level to suit the needs of wheelchair users.

Access up the main entrances of each house from the car parking spaces and from Grove Street are surfaced with macadam and pre-cast concrete paving to provide level access which includes ramps laid at not more than 1/12 gradients.

- **Security –**  
Each external door and window being installed shall be fitted with multi-point locking systems designed and installed to PAS24 – 2012 standard.  
Natural surveillance from within each house is possible via the windows and partially glazed doors.
- **Topography/gradients –**  
The site contains gradients from north to south and from east to west which have been taken into account in the house design and external works.  
Setting out of the ground floor level in each house is determined by the need to create driveways of not more than 1/12 gradients down from Grove Street with level access into each house from the driveways.  
Refer to the accompanying topographical survey.
- **Special designation –**  
The proposal does not warrant any special designation being attached to the site.

#### **SOCIAL CONTEXT**

- **Effect from the proposed works –**  
The proposed development will see an unused parcel of land brought back into good use meeting the need for housing in the Barnsley area.  
Development of the site will reduce potential for anti-social behaviour locally and will tidy up an area which would otherwise deteriorate as time passes.  
New housing on the site will meet a demand in the area and provide options for local people wishing to live and remain in Worsbrough.
- **Over-looking/over-shadowing –**  
Local Supplementary Planning Document recommendations have been met or exceeded in the design and layout of the proposed housing. Minimum distances between existing and new houses have been observed and rear to rear distances with the houses on James Street have been increased to take account of the general topography in order to reduce the potential for overlooking.  
Pre-application drafts of the proposal indicated second floor dormers on the rear elevations of each house which have been re-located to the front elevations at the suggestion of the case officer to reduce the potential for overlooking the houses on James Street.
- **Impact on local services –**  
The proposal will be beneficial to local services by increasing potential business.

### **ECONOMIC CONTEXT**

- **Employment –**  
Short term employment will be provided throughout the construction period and long term benefits will be gained with the introduction of ten new house units in the Worsbrough area making additional labour available to the local economy.
- **Effect on attractiveness of area to investors –**  
The proposal will improve the attractiveness of the immediate surroundings by tidying up an area of unused ground; thus, raising the attractiveness of the area.

### **RELEVANT PLANNING POLICIES**

- **Local Plan Policies -**  
Relevant policies contained in the adopted Local Plan are:

#### Local Development Framework Core Strategy

- CSP1 'Climate Change'
- CSP3 'Sustainable Drainage Systems'
- CSP4 'Flood Risk'
- CSP8 'The Location of Growth'
- CSP9 'The Number of New Homes to be Built'
- CSP10 'The Distribution of New Homes'
- CSP14 'Housing Mix and Efficient Use of Land'
- CSP25 'New Development and Sustainable Travel'
- CSP26 'New Development and Highway Improvement'
- CSP29 'Design'
- CSP36 'Biodiversity and Geodiversity'
- CSP37 'Landscape Character'
- CSP39 'Contaminated and Unstable Land'
- CSP40 'Pollution Control and Protection'
- CSP42 'Infrastructure and Planning Obligations'

#### Saved UDP Policies

UDP notation: Housing Policy Area

Policy H8 – Areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use. Other uses will only be permitted where they are compatible with a residential area and other policies of the plan.

Policy H8A - the scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents

and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.

SPDs

-Designing New Residential Development

-Parking

-Open Space Provision on New Housing Developments

Local Plan

Allocation: Urban Fabric

Other

South Yorkshire Residential Design Guide

• **National and Regional Policies –**

National Planning Policy Framework (NPPF).

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 32 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'

Para 49 'Housing applications should be considered in the context of the presumption in favour of sustainable development.

Para's 58 & 60 – Design considerations

**COMMUNITY INVOLVEMENT**

The scale of the proposal does not warrant a pre-application public consultation process.

It is noted that the proposals will be subject to wider consultation by the LPA through the normal planning process following registration of the application.

## **EVALUATION AND SUSTAINABILITY**

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses, which this proposal is.
- The proposal meets the aims and objectives of the adopted Local Plan insofar as the recommendations contained in H8 and H8A have been taken into account.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for the house occupiers and visitors to the area.

## **DESIGN**

- **Use Justification –**

The site is located at the heart of a well established residential area and, indeed, has been used for housing on at least two occasions in the past.

The design of the proposed houses is sympathetic to the design and layout of existing houses in the area and matters such as setting out, over-looking and over-shadowing take account of existing circumstances respecting the privacy of existing and future residents.

Further, pre-application enquiries at the local planning authority confirmed that the proposed development is a good candidate for providing new housing in Worsbrough.

- **Local Plan Policies**

Recommendations and guidance set out in the adopted policies, especially H8 and H8A, have been followed as have the guidance notes published in the SPDs.

- **National Land Use Policies**

**NPPF** – paragraph 2 states – *‘Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.’*

Further paragraph 49 states – *‘Housing applications should be considered in the context of the presumption in favour of sustainable development.’*

It is considered this proposal is non-contentious and can be determined within the scope of the Local Plan.

In summary:

- **Amount –**  
The proposal is for a small development of houses in a residential area. The proposal does not adversely impact upon the amenity of the residents local to the site.
- **Layout –**  
The layout is in keeping with the street scene and traditions of house building in the area.

- **Scale –**  
The scale of the proposal is modest and does not result in over-development or disproportionate/over-dominant buildings.
- **Landscaping –**  
Hard and soft landscaping has been designed in to create private amenity areas which will provide peaceful surroundings for occupiers, will be of benefit to wildlife and improve the setting of an otherwise untidy area of grassland.
- **Appearance –**  
Local character has been taken account of in the design and scale of the buildings in order to give continuity and regularity to the general appearance of the street making use of commonly used facing materials and construction details.
- **Access –**  
Each house has been designed to be fully accessible for both ambulant and semi-ambulant people externally and internally.

### **CONCLUDING STATEMENT**

This Design and Access Statement has been written in support of a proposal to erect five pairs and semi-detached houses with off-street car parking and landscaped amenity areas.

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented, and includes an accessibility audit, together with references to relevant planning policies.
- the design of the proposal has been justified in terms of use, amount, layout, scale, landscaping, appearance and access arrangements.

Further:

- The proposal complies with the relevant Local Plan policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national and local planning policies and that the Council should be supportive of the scheme and grant planning permission.

**END**