

# design, access and planning statement

Friday, 20 November 2015

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Pre-application submission made on behalf of:-

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location plan



Location



### Site Analysis – Key Areas

#### Access

Both pedestrian and vehicular access is afforded from an existing shared access road leading from School Street. This provides access to both Heritage Court which has a direct frontage to the main road plus the existing office and workshop which is covered by the client's ownership.

#### Orientation

The site has a predominantly north-south orientation with its longest axis aligned north/south which aligns to the direction of the access onto School Street.

#### Adjacent Neighbours

The site is bounded to the west by the existing two storey terraced properties to Garden Grove which will have main habitable windows facing the western boundary with main rear gardens between the western boundary and existing properties. Property to No 1 Beech Close is located close to the eastern boundary but with the majority of rear garden to the north. It is assumed that main habitable windows face in the direction of the rear garden.

Likewise property to No 44 School Street has an orientation facing the main road and rear garden to the north and gable end facing west towards the eastern boundary of the site.

To the north of the site is a grassed public open space adjacent to No 38 Garden Grove which affords access to the northern boundary but due to the level difference any vehicular access to the site would be difficult and assumed not available.

To the south of the site is the existing Heritage Court comprising a small courtyard of residential terraced properties which have a direct frontage to School Street and rear amenity courtyard. Heritage Court shares the existing access from School Street by agreement with client.

#### Tree and vegetation.

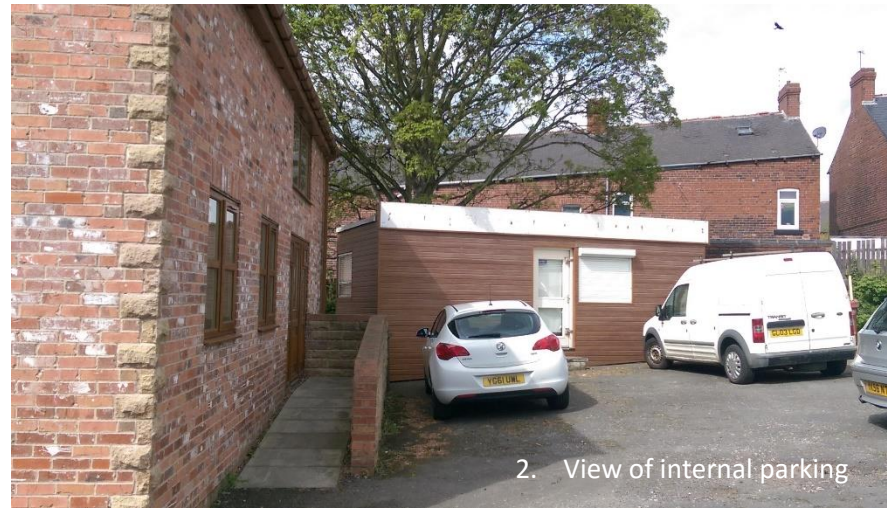
A large area of dense trees/hedgerows existing to the northern boundary making defining the boundary difficult. These trees may have protection orders on and have been assumed requiring retention. Overgrown vegetation to either side of the workshop. No other significant tree/vegetation existing to the remainder of the site.

#### Topography

From School Street the site rises gently up following the contours as defined by the stepped nature of the terraced houses to Garden Grove. There appears to be a significant level difference between the site and the northern boundary/public open grassed area. Subject to more detailed investigation this will influence viability of any redevelopment options.



1. View towards main road from drive



2. View of internal parking



3. View of workshop from drive



4. View of site from school street



5. View of site from school street



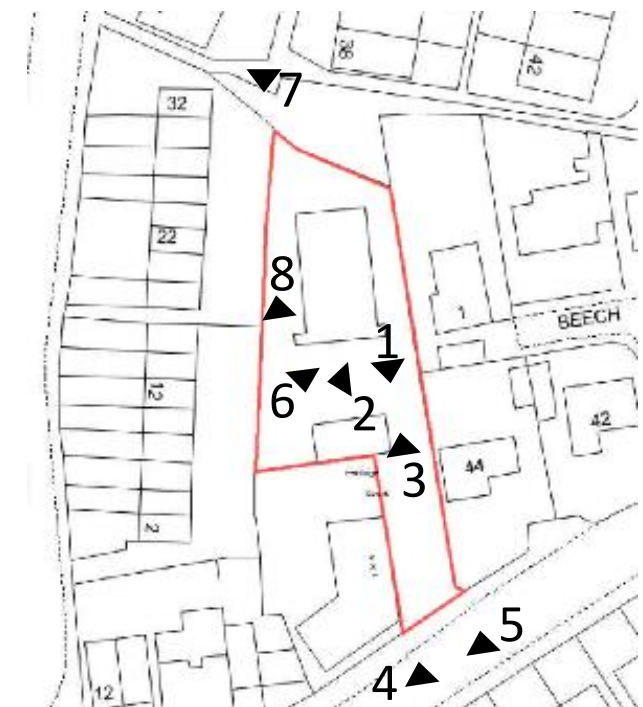
6. View of office unit



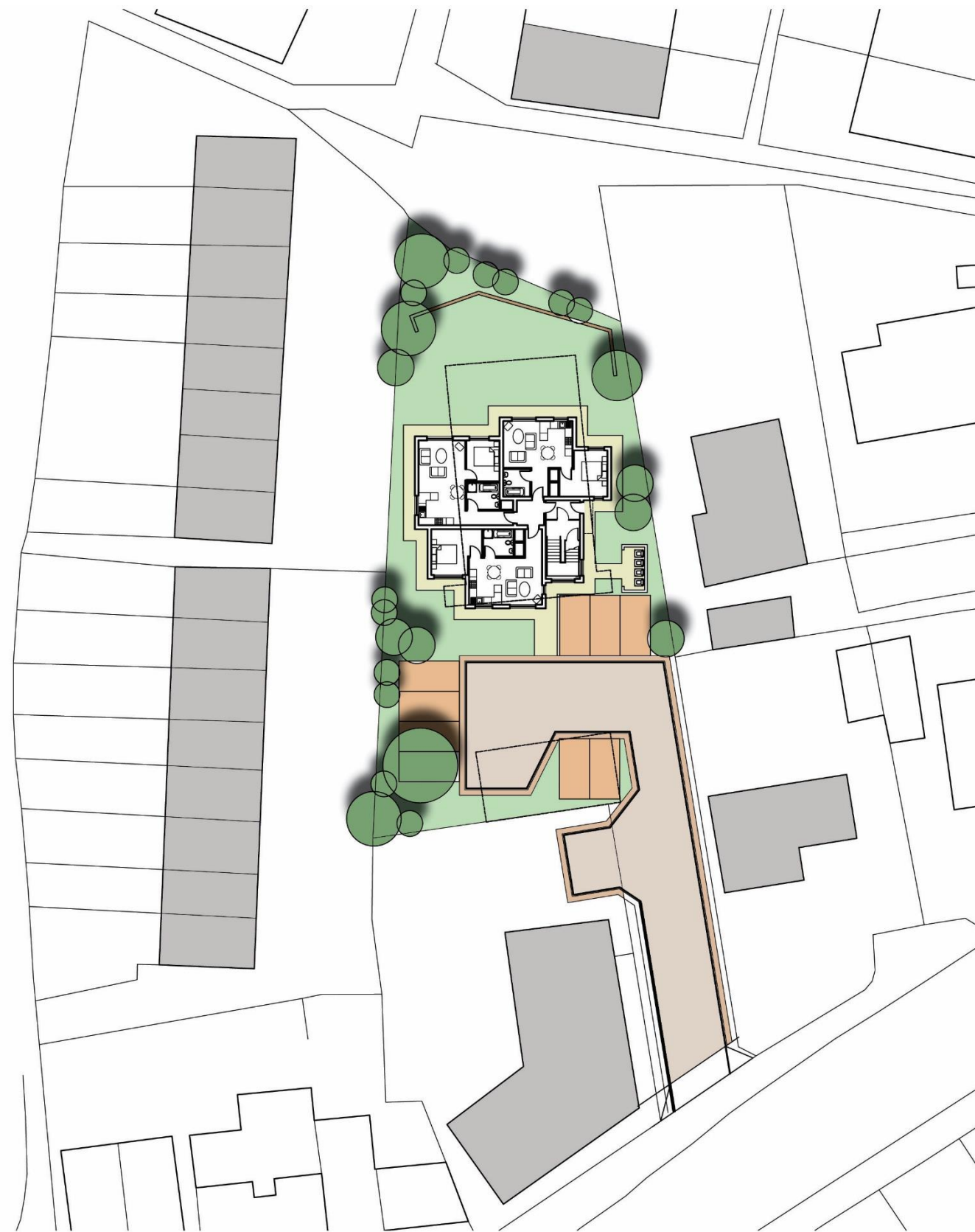
7. View from northern boundary/public grassed area



8. View to side of workshop



Site Photos



Scheme option C – flats with demolition of existing office

**Design Narrative**

Initial options have been looked into with regards to redeveloping the existing workshop/office site with a view to providing private residential properties.

This has included that of terraced houses (2 and 3 storey), flats with shared internal stair core and also retention and demolition of the existing ancillary office unit. Please refer to initial sketch options A, B and C attached below.

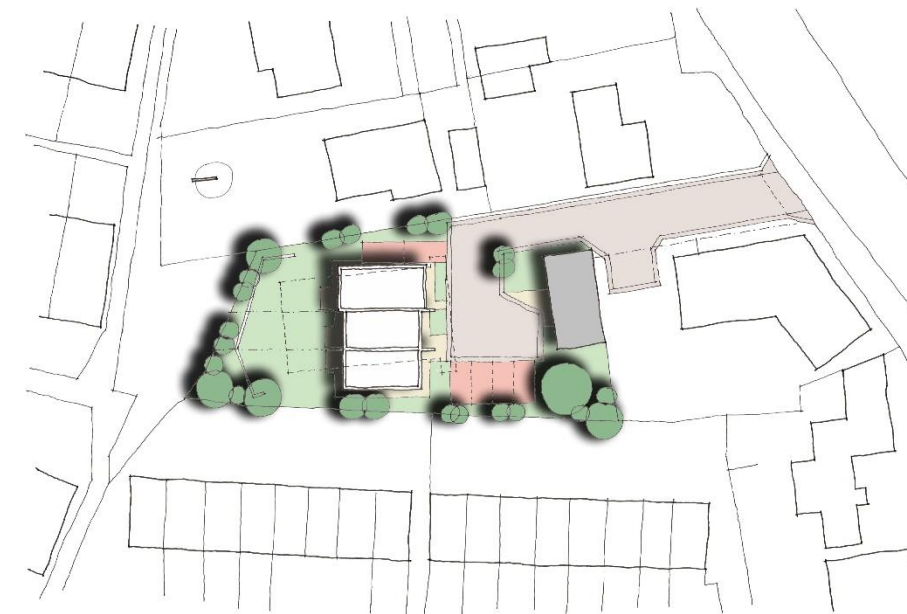
The existing office building is of residential massing, style and height and is suitable for conversion as well as retention as office set within a residential setting.

A key aspect of any solution is the access from School Street and how this can be adopted to support both Heritage Court and any new development. Agreement on a new formal access road, turning head for refuse collection and off street parking to support the unit numbers are shown on the proposed scheme layouts.

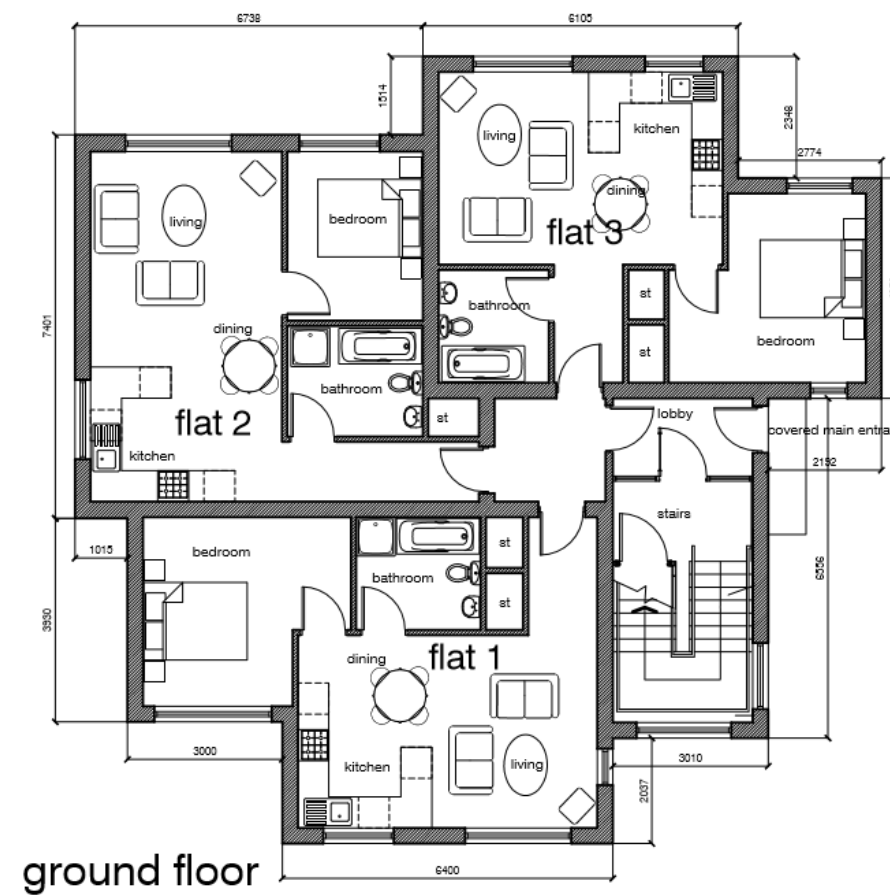
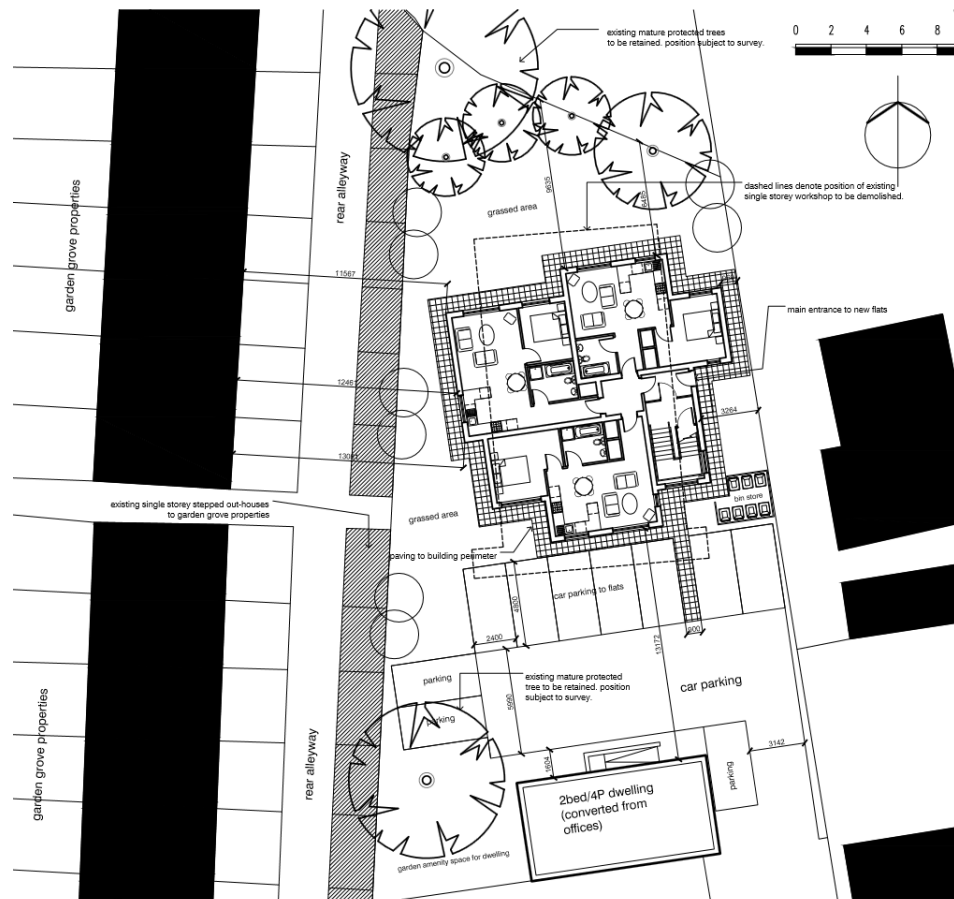
All options have taken a north-south axis alignment to ensure main habitable aspects can be provided without problems with close proximity to west and eastern boundaries and existing properties.

In terms of massing and height the site topography allows options in terms of 2 or 3 storey building heights with the upper floor of any option provided as part of a 'roof space' structure to ensure overall building height is not excessive.

Car parking also ultimately limiting whether any scheme is sustainable or not and parking to a level of 100% plus visitor spaces has been indicated subject to agreement and confirmation.



Scheme option A – houses with retention of existing office



**Current Proposals**

Following consultation with planners and highways during the Pre-Application enquiry we have developed a scheme involving the creation of the following:-

A new build block of 7 1 bed/2person studio apartments across 3 floors. Flats to have shared stair access and orientated to suit the existing topographical restraints of the site. Namely a predominantly north-south axis for all main habitable spaces including bedrooms, living and kitchen areas.

We have been minded to acknowledge the concerns raised by planning relating to keeping any new development to two storey. The current design indicates utilising the roof void to create Flat No 7 within increasing the building height beyond that expected by a two storey structure.

The new block sits broadly where the existing workshop building is positioned with the western gable line positioned circa 12m from the rear elevation of the properties to Garden Grove with existing rear single storey outhouses serving Garden Grove forming western boundary.

In addition the existing two storey offices have been indicated to be converted to a 2bed/4 person dwelling with living/kitchen/dining space to ground floor and bedrooms/bathroom to first floor.

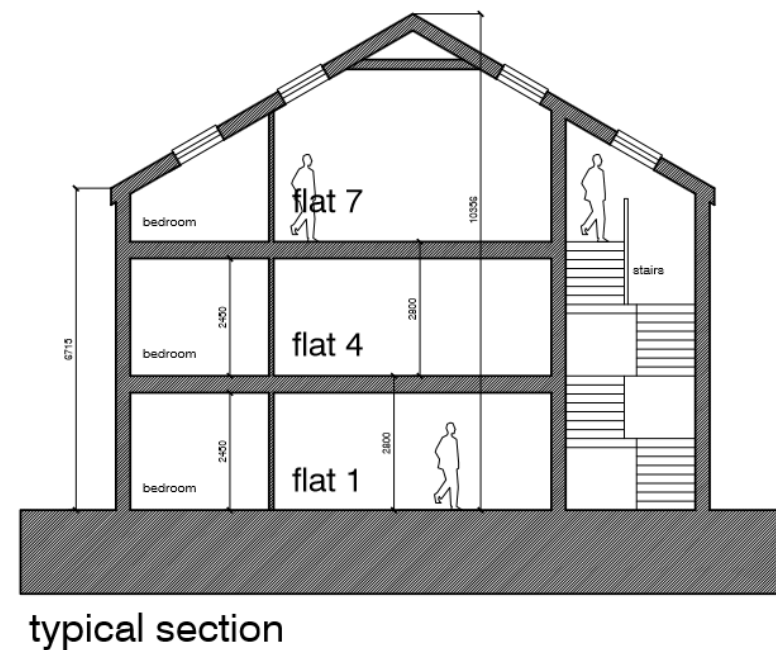
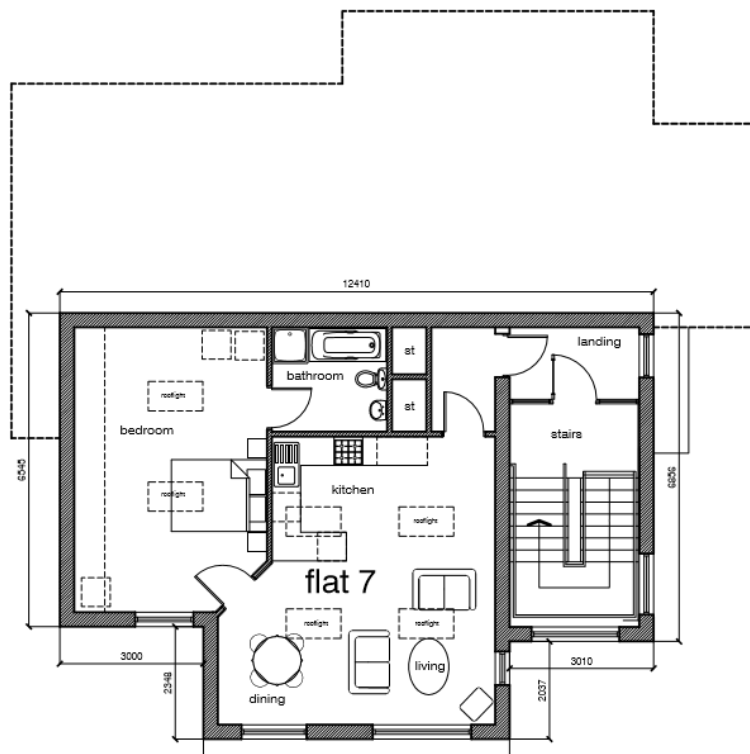
No additional major windows are anticipated other than those already serving the offices.

10 Parking spaces have been provided which equates to circa 1 space/flat/dwelling plus 2 visitor spaces.

Existing highway access is to be used off School Street with the area between existing offices and new flats to be reconfigured to suit new layout.

Fire Appliance turning space is provided within the site via existing wide access space to Heritage Court to rear of existing offices. This would bring the appliance within 35m of any part of the new flats footprint.

Discussions with Highways has also confirmed that proposed visibility spaces of 2.4 x 43m to west and 2.4 x 90m to east of existing junction with School Street are acceptable. Please refer to drawing SK100.



Place  
Environment & Transport



To: Development Management  
Fao Graham Northern

My Ref: 2015/ENQ/00542      Your Ref:

Date: 11<sup>th</sup> November 2015      Tel: B Wilson      Ext: 2177

School Street, Hemmingfield  
Residential Development

Reference is made to the above.

The principle of residential development on the site has already been established through previous permissions.

I would, therefore, comment as follows:-

1. The level of development proposed does not require the provision of an adopted highway.
2. Sight lines, having the dimensions 2.4m x 90m should be safeguarded at the access/egress such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway, in the interests of road safety.
3. Should any property be in excess of 45m from the adopted highway, a turning head capable of accommodating the manoeuvres of a fire appliance will be required such that the appliance can manoeuvre within the site to enter and leave in a forward gear.
4. Parking provision should be in accordance with the SPD – Parking.
5. Provision for the storage of bins on collection day should be made adjacent to the adopted highway.

Hopefully, these comments will prove of assistance.

For and on behalf of  
Head of Highways, Engineering & Transportation

Pre-Application Responses from Planning and Highways

School Street

In terms of the scheme at School Street, Hemmingfield the proposal puts forward 3 options:-

Option A – Construction of 3 dwellings and conversion of office to new dwelling.

Option B – Construction of a 3 storey single block of 6 flats and conversion of office to new dwelling.

Option C- demolishes existing office building and seeks permission for a 3- storey block of 9 apartments.

All proposals involve removal of the existing workshop. I would be concerned by the construction of the 3 storey block of flats in options B and C which would be closer to the rear elevation of properties on Garden Grove. Additionally the properties on Garden Grove are two storey terrace houses and 12 metres of separation would be required from their rear to a blank elevation of the same scale and given the proposals would be 11 metres from the rear of these properties and Options B and C would be a storey higher I would consider that a detrimental impact would result.

Option A doesn't give a scale but even if the dwellings are two storeys the proposal should give 12 metres of separation rather than the 11 shown on plan. The buildings surrounding also seem to be of broadly single and two storey scale and as such I would be of the view that 3 storeys would result in an excessive scale of development given the scale of surrounding properties, and would in my view be contrary to the Councils SPD "Designing New Housing".

The trees on the northern boundary of the site and the large Sycamore to the west of the office building are protected by Tree Preservation Orders and as such these will need to be retained within/remain unaffected by the scheme regardless of which options are pursued as an application. As such a full tree survey will be required and if there are any impacts on the trees an arboricultural impact assessment will be required as well.

The existing office unit appears to only have windows to one side facing the rear of the site, the bulk of the first floor appears to gain natural light through roof lights. I would have concerns if first floor habitable windows were introduced as the position of the building means it would struggle to achieve 21 metres to the proposed block of flats or houses also proposed, and the site appears too restrictive for windows to any other elevations.

I have not received any comments from highways on the proposal either but if they are sent across I will endeavour to forward them on to you accordingly.

Regards,

**Graham Northern Bsc, MA**

Planning Officer (Outer Team)

Development Management

Development Service

Barnsley Metropolitan Borough Council

Issued via email dated 28/09/15