

September 2020

Design & Access Statement

28 Southview Road, Hoyland, Barnsley. S74 9EB



1.1. The Site & Surrounding

The site is located in the town of Hoyland which is situated 3 miles to the South of Barnsley and 8 miles to the North of Sheffield. Hoyland is located at a major M1 motorway junction giving excellent transport links throughout the country; it is well served with local buses giving access to national transport hubs. Hoyland is primarily a residential town with some small scale industry and good selection of shops, pubs, restaurants several schools, parks and playgrounds.

The site is located centrally to Hoyland in a residential area of one and two storey primarily brick built detached and semi-detached properties. Southview Road is accessed to the South off the B6097 through road to Elsecar. Southview is a cul-de-sac with two storey brick built detached and semi-detached properties but also a number of brick built bungalows, a recent development extends to the South of Southview Road and contains further two storey brick built detached properties. To the West of the site is a large brick built detached dwelling and to the east are large bungalows in good sized gardens, there is mature hedge and shrub screening from the site to these bungalows. To the South of the site are further detached properties which are at a lower level and well screened by a row of mature trees.

The site measures approximately 3,180sqm and is currently the grounds of 28 Southview Road, a 4 bedroom brick built detached bungalow, the bungalow was in the process of being extended and adapted for disabled access when due to bereavement the works were halted, the property remains unfinished and has stood empty for a number of years. The property has extensive grassed areas to all sides, the site slopes from North to South by approximately 5m over the full length of the site. There are a number of semi mature trees to the North East of the site and mature trees to the south boundary, hedge and shrubs to the East boundary and fencing and shrubs to the west boundary. A driveway gives access to the bungalow from the southern end of Southview Road.



Aerial View



Entrance to the site



View from the site to the west



There is good hedge and tree screening to the north and eastern boundaries



Mature trees to the south will be protected



The existing bungalow

1.2.Planning Policy & Consultation

Please refer to the Planning Statement.

Background to the pre application enquiries:

A scheme for 7 detached dwellings, dormer bungalows and two storey houses was submitted in July 2019; after a lengthy consultation responses were received, those of particular note were highways *'As drawn, the layout is unacceptable from the viewpoint of highways, the LHA would require additional information and revisions to the layout to provide a satisfactory development to adoptable standards.'* This was primarily based on 7 dwellings requiring an adoptable standard road.

Planning Officer Elaine Ward responded in summary *'The proposal cannot be supported due to policy objections relating to the loss of a large building and its equally large garden. In addition, the proposal cannot be supported as it lies on an un-adopted road and the Council does not accept proposals for more than 5 dwellings on highways that are not of adoptable standard.'*

As a result of the highways comments the proposal was reduced to 5 detached dormer bungalows and two storey dwellings which does not require road access to adoptable standards; the access road can be classed as a drive although turning area for a fire appliance is still required.

A second pre application enquiry was submitted in November 2019.

It took 7 months to gain a full consultation response, in Summary:

Highways *'Whilst the principle of a greater number of dwellings on this site served from a shared private drive is acceptable, there are some constraints with the site. The shared private drive is quite narrow making vehicular access and egress into perpendicular driveways difficult. Typically we would normally expect a 6m width to the rear of perpendicular driveways to ensure manoeuvrability however, widening the driveways can provide the additional space needed to give cars the extra room to manoeuvre which can be demonstrated through vehicle tracking. I note that the applicant has shown parking in line with the parking SPD and included some visitor parking spaces however I am concerned that with the size of the dwelling proposed, there may be issues with parking within the site which in turn could impact access within the development. I would suggest that the applicant looks to reduce one of the units and drop to 4 to for a less intensive development with additional space.'*

Refuse vehicles will not enter the site and such a refuse collection area should be located close the highway boundary to aid with roadside collections. The collections area should be of sufficient size to accommodate the number of bins collected on a recycling day for all properties and should not impact on the width of the shared access.

Turning for a fire appliance has been denoted on the plan and I would ask for this to be demonstrated through vehicle tracking should the applicant wish to come forward with in an application.

I am unsure of the topography of the site but there does look to be a level difference leading down to the site and would advise that a maximum gradient of 1 in 12 should be achievable.

Highways had no objections subject to vehicle tracking showing the parking areas were manoeuvrable, a weekly refuse collection area being provided, and tracking for a fire appliance being demonstrated and a maximum gradient of 1:12 for any road/ drive. All of which have been considered and achieved including additional visitor parking spaces to overcome their concerns regarding visitor parking.

The Tree Officer requested a tree survey and impact assessment which is included with this application.

The Planning Officer did not provide a written response but it is understood that her opinion had not changed since the earlier pre application for 7 dwellings despite the density being reduced considerably to below BMBC policy requirements. The planning statement addresses the officers concerns in full.

2.1. Access

Emergency services can gain access to the property from Southview Road and a turning area provided for a fire appliance on site ensuring all properties can be adequately accessed for firefighting purposes.

The properties will all comply with disabled access requirements including level access to the entrance door and a ground floor part M WC.

Each driveway will provide parking for at least two vehicles and there are a further 4 visitor parking spaces provided around the site, all in line or in excess of BMBC planning policy.

A refuse & recycling area is provided to the side or rear of each property, the bins will be transported to the intersection with Southview Road for weekly roadside collection where an area is set aside to accommodate 10 bins

There is an existing foul drain running near the Eastern boundary which is of adequate size to accommodate the 5 properties.

Surface water will be dealt with on site with soakaways, it is understood land drainage is good but will be subject to percolation tests at building regulations stage to prove the adequacy of soakaways

The site is currently a garden area and there is little opportunity for protected species, so a wildlife/ environmental survey is not required.

The site is not within an area at risk of flooding according to the Environment Agency flood map.

A Coal Mining Risk Assessment Report has been commissioned and is included as part of this application, no further mitigation is required.

A tree survey and mitigation strategy are included as part of the application that provides recommendations for the trees on the development.

2.2. Use, Amount & Layout

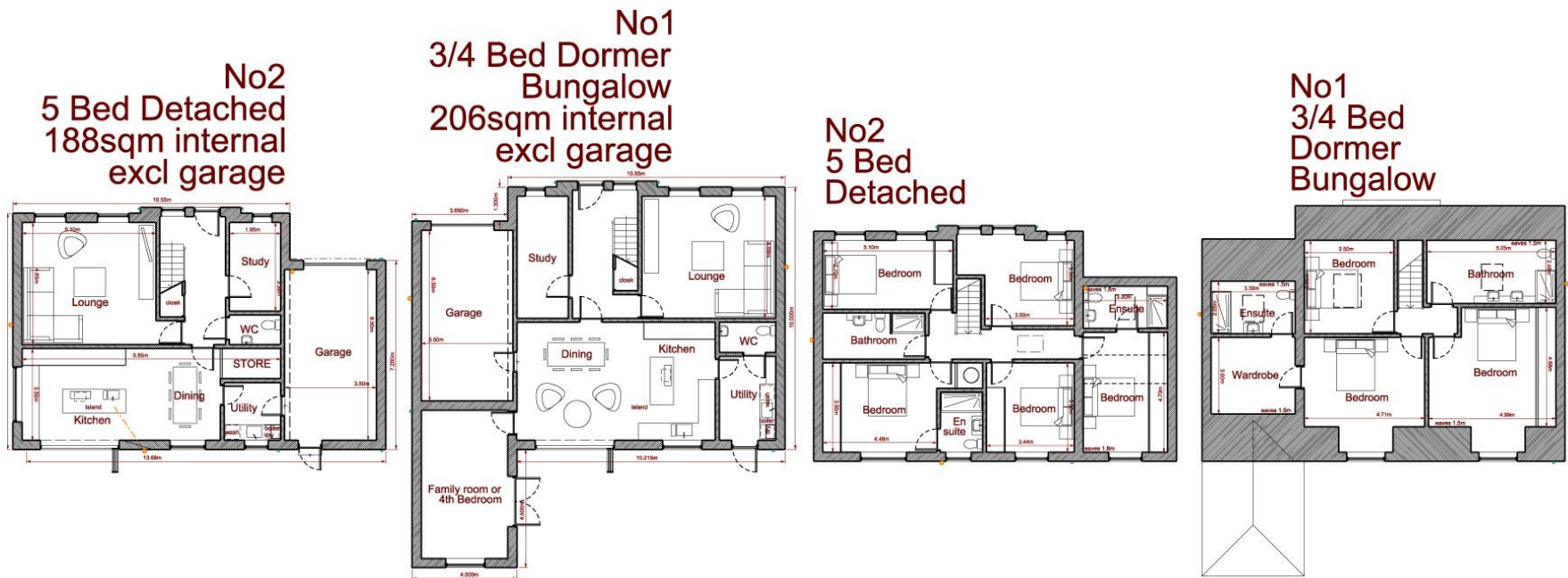
The application is for four 5 bedroom detached dwellings measuring 188sqm internal floor area and one 4 bedroom dormer bungalow measuring 205sqm internal floor area; all with attached single garage, two vehicle driveway, front lawn and planting and good sized rear gardens with patio area.

Dwellings 1,2 & 3 are positioned so as to be an continuation of the properties to the east of Southview Road; properties 4 & 5 are positioned to continue the housing to the South of Southview Road , No 33,35 and across to Saxon Lights. As can be seen from the site plan above the arrangement of dwellings leads to a continuity of the urban fabric and a density in line with the surroundings. As is justified in the planning statement, density of housing is lower than BMBC policy requirements but this is justified in being a small site and the need to follow the surrounding fabric.

Habitable room windows are positioned to provide at least 21m between facing habitable room windows, the development does not create any overshadowing or overlooking issues.

The access road is generally 4.5m wide, but wider drives are provided to achieve the required manoeuvring for vehicles. A large turning area is provided to the south east of the site to give access and turning for a fire appliance. Four visitor parking spaces are provided around the site, in excess of BMBC parking requirements.

Refuse and recycling storage is to the side or rear of each property, the bins will be taken to the junction with Southview Road for weekly roadside collection, an area is provided to the verge for this weekly collection.



Dwelling types

The dwellings will provide open plan living as most buyers now require along with the fundamentals such as utility, storage, ground floor WC and good sized garage. Upstairs all bedrooms are very well proportioned doubles with en-suites to two bedrooms and a shared family bathroom. Estate agents confirm there is a strong demand for large properties such as this in the area with its good facilities, schools and excellent transport links. The properties are all in excess of BMBC space standards.

2.3. Scale

The site slopes from north to south in the region of 5m; the slope is utilised to sit the development in its landscape and align ridge and eaves heights with surrounding buildings. The lower dormer bungalow is used to soften the relationship with the bungalow to the north (No 22 Southview Road). The two storey dwelling of No5 positions the lower garage/ bedroom towards the western boundary again to soften the relationship to the bungalow to the east (Saxon Heights). It should also be noted there is very good screening to these properties in the form of shrubs and trees to the north and east boundaries.

Dwelling No4 addresses the gable wall of the two storey dwelling to the West (No 31) in terms of position and heights.

The properties to the South of the site are at a much lower elevation and good distance with shrub and tree screening, the development will have no impact on these dwellings.

As can be seen from the site section below a good relationship is created with the surrounding buildings both in terms of height and distances such that there should be no fundamental overshadowing created from the development.



Site Cross Section / West Elevation



Site Cross Section / East Elevation

2.4. Appearance

The dwellings will combine traditional pitched roofs, brick and stone detailing with a modern touch in terms of grey framed full height windows and bi fold doors and black fascia's and soffits. The walls will be in a mixed brick similar to the example below which it is felt will match well with the red brick of the surrounding buildings, Artstone detailing will add quality to the development and the proposed grey concrete roof tiles are the prevalent roofing material of the area.



View from the access road



View from the garden



Example of brick and Artstone detailing

2.6. Sustainability

High levels of insulation will be used throughout the build.

The building will achieve a high degree of airtightness.

The building will have a high thermal mass so retaining a more constant internal temperature, taking the strain off any heating system.

Materials and trades will be sourced locally wherever possible

A high performing gas condensing boiler will provide central heating (via part underfloor heating).

4.1. Contact

Client:

Mr Richard Taylor

Architect:

Andrew Brown
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Stonehill
Rockside Road
Thurlstone
Sheffield
S36 9RB
Tel: 01226 762697

*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.