Design and Access Statement

incorporating
Building for Life Assessment, Sustainability Statement and Community Consultation

Proposed Development at
The Former Rock Public House,
Green Moor Road, Green Moor, Barnsley

On behalf of

Prepared by
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1.0 Introduction

1.1 This Design and Access Statement has been prepared on behalf of Shepherd Homes in support of a Full Planning Application for a residential development of 10no new dwellings on land at the former Rock public house, Green Moor Road, Green Moor, Barnsley.

1.2 Downes Illingsworth Partnership Ltd is a Chartered Architects practice specialising in residential developments and have been involved in the design of many housing schemes, large and small, for over 25 years. We are familiar with the site and context and acknowledge and respect the character of the locality, the amenity of the existing residents in the vicinity of the site and the opinions of the local authority and the Parish Council, whilst also meeting the aspirations of the client and purchaser; our principle aim is that all buildings and spaces we design are enjoyed by all who use them and fit well within their context.

1.3 This statement is supported by and should be read in conjunction with the proposed drawings and other documentation submitted with this application, including a Planning Statement, Tree Report, Ecological Assessment, Site Investigation, Transport, Highway and Parking Statement, Flood Risk Assessment and Drainage Strategy and Green Moor Quarry Report.

1.4 This statement will examine and appraise the existing site, its surroundings and the neighbourhood; consider how the proposed development will sit within the context; explain the design principles and concepts that have been applied and the rationale behind the proposals; illustrate how the objectives of good urban design, following guidance in documents such as *By Design, Building for Life, Safer Places and Manual for Streets,* have been duly considered. Its aim, to ensure design is integral to the creation of new developments and to aid community involvement and informed decision making.

1.5 In support of the text, images, photographs and drawings are included throughout the statement to illustrate the site and surroundings, the design approach, the design development and the key factors of the scheme.

1.6 The statement responds to the requirements of the Town & Country Planning (General Development Procedure) (Amendment) Order 2006 and will describe the proposals following the format set out in the DCLG Circular 01/2006, that is;

Use - what the land and buildings will be used for.

Amount - how much development is proposed.

Layout - how the buildings and spaces (private and public) relate to each other and their relationship to the surrounding development.

Scale - how big the buildings are, particularly their heights and massing, and how they relate to the site and surroundings.

Landscaping - how existing landscape features shall be incorporated within the scheme and how new planting will be distributed and treated to enhance the character of the place.

Appearance - how the buildings and spaces will look, for example, architectural style, materials and design details.

Access - how the site relates to public transport, the principle of the highway network; how accessibility is duly considered so that everyone can move readily throughout the development.

1.7 Furthermore, government guidance advocates the importance of understanding the context following a process of *assessment, involvement* and *evaluation.* Therefore this statement also sets out the process of appraisal and consultation that have taken place and how these have influenced the design process.

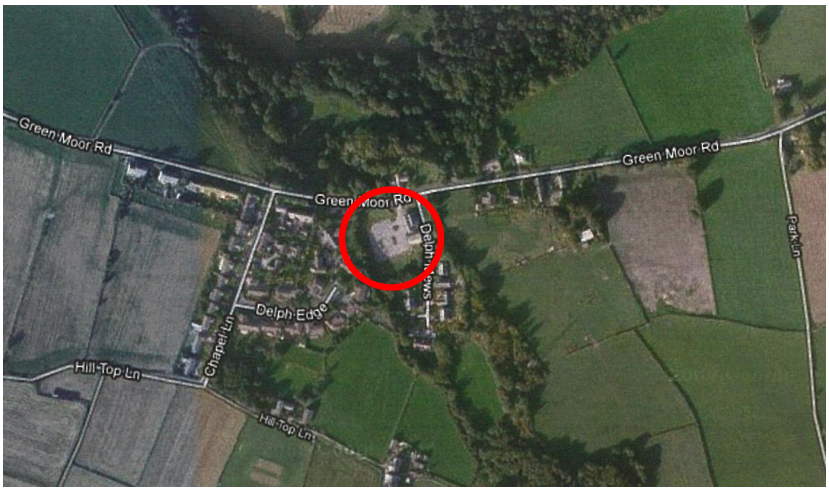
1.8 The statement also incorporates a Sustainability Statement and Building for Life Assessment at section 5, which clarify how the design will meet certain sustainable criteria and how the scheme conforms to the twenty questions posed by *Building for Life.*

2.0 Site and Context Appraisal

2.1 The plans and aerial photograph below illustrate the site (circled red) within the context of the immediate surroundings, wider village and nearby settlements.



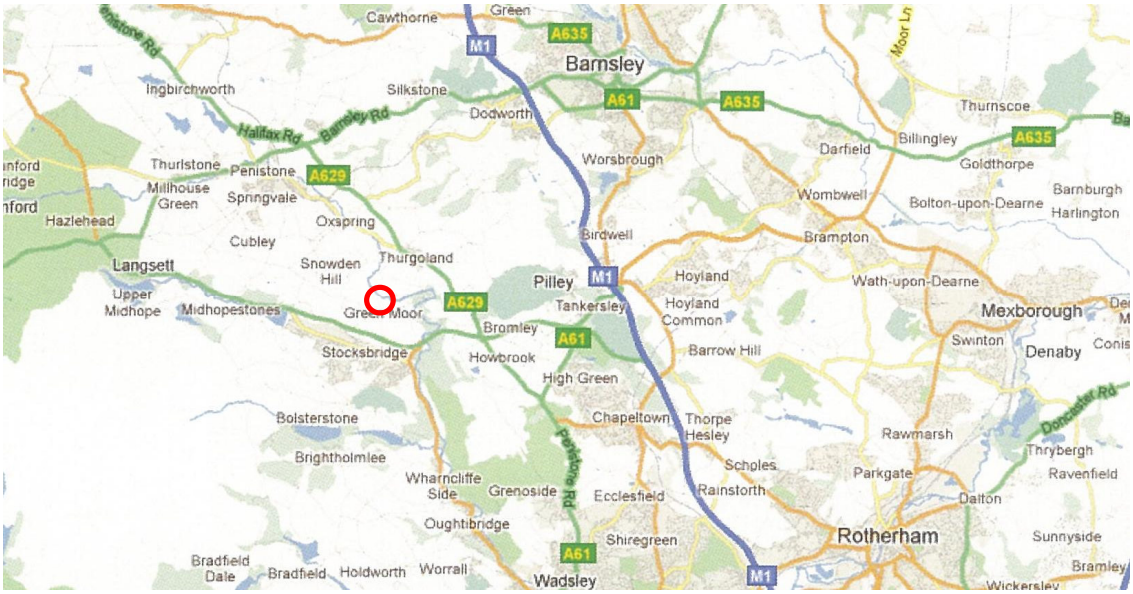
Location Plan



Aerial Photograph



Explorer Map



Wider Context Plan

2.2 The site is located close to the centre of Green Moor Village, a small rural settlement approximately 7.5 miles to the south west of Barnsley and 1.2 miles to the north of Stocksbridge. The village stands in attractive, open countryside but is within 1 mile of the A616 Stocksbridge by-pass which provides a direct connection to the M1 motorway, approximately 5 miles to the east.

2.3 The site is not within a Conservation Area and is situated within the village envelope. It lies immediately to the south of Green Moor Road, the main road running through the village from east to west and which gives access to the site. There is a bus stop situated approximately 100m to the west of the site and a public call box and post box are directly to the east of the site.

2.4 Green Moor, being a small village, has limited facilities, but nevertheless has a chapel with weekly services and Sunday School; the Green Moor Activity Centre, which is available for hire and is the centre for the Boys Brigade; a millennium green; a large recreational and communal open space, cricket pitch and equipped children's play area. It is a vibrant community supported by around seventy dwellings. There are also numerous public footpaths offering superb walking opportunities from the village to the surrounding areas and with footpath links to nearby Stocksbridge.

2.5 Stocksbridge is a well serviced town with good shopping facilities together with excellent services and social amenities such as primary and secondary schools, church, public houses and restaurants and many employment opportunities. It also has a good range of recreation and leisure facilities with halls available to hire, a local football club and the Underbank Outdoor Activity Centre just outside of the town. There are also other amenities nearby at Penistone and Barnsley which are both accessible on the no.24 bus from Green Moor.

2.6 The site is currently vacant, previously accommodating the Rock Public House and Restaurant that was closed in March 2008 due to the continued loss of business, and which has recently been demolished leaving only remnants of the building footprint and a large expanse of car parking. The image below shows the scale and style of the former building,

that is predominantly 2 storey and rendered. Due to this former use, the site is classified as 'brown field' land.


The former Rock Public House

2.7 Prior to this use, the site was a stone quarry and the original quarry face dominates the western boundary with the ground rising up from the base 'car-park' level between 6 and 9 metres. Existing single storey properties adjoin the western boundary at the high level, accessed from Delph Edge via Chapel Lane. Delph Mews runs to the east of the site and is between 1 to 1.5 metres above the site level. It accesses a small number of dormer style dwellings to the south of the site, whose ground levels are around 5 metres higher and are also separated from the site by a small copse of semi-mature trees, which are subject to a Tree Preservation Order, and details can be found in the Tree Report accompanying the planning application. The northern edge of the site follows Green Moor Road and vehicular access to the site is gained from here. The site is practically level with the road at the eastern edge but around 1m below at the western corner. The lowest part of the site is around 101m AOD.


View west across site with existing properties at Delph Edge in background



View north from site with east boundary to Delph Mews



View south from site with east boundary to Delph Mews





Views north across site from Delph Mews towards Green Moor Road



View east across site frontage



View east along Green Moor Road with site frontage wall and narrow footpath

2.8 The site extends to an area of approximately 0.5 hectares gross and has a site frontage to Green Moor Road of approximately 65 metres. The northern and part of the eastern

boundaries are defined by traditional dry stone walls; the southern boundary is not currently delineated but partly defined by the quarry face; the western boundary is defined with a mixture of fencing, associated with the existing housing beyond at the top of the quarry face, and a small section of stone wall near the frontage, separating the site from the adjacent children's play area.

2.9 The northern boundary has a small indentation around an existing well as well as an opening for the original site access. The well head is marked by a small stone building with natural slate roof; a restored Pump House that sits below the level of the adjoining road with dry stone walls defining and retaining a ramped entrance down to the building. The well used to provide water for the village until 1951 and the Pump House dates back to 1904. It is now redundant but is a protected building and public visits can be arranged to access the building and well.



Existing well at site frontage with Pump House enclosure and stone retaining walls

2.10 The properties within the village are predominantly detached houses, with a handful of terraces and semi detached houses interspersed. The precedent appears to be 2 storey properties along Green Moor Road, Castle View and at the lower end of Chapel Lane, reducing to single storey buildings as the ground levels rise along Chapel Lane and into Delph Edge and also at Delph Mews, where 2 storey dormer roof type properties dominate. The external materials of the buildings in the area vary with the older properties generally constructed in natural stone. The more modern properties are a mixture of natural and artificial stone, brick and render. They are generally gabled roofs with some hipped, finished

in slates or stone, flat tiles or profiled concrete tiles. There is also a mixture of window styles and material with white or brown upvc casements common place.





Existing single storey properties at top of Chapel Lane and along Delph Edge





New property adjacent the Church, at Chapel Lane and opposite site on Green Moor Road



Existing terraces along Castle View



Dormer property at head of Delph Mews



Chapel and houses along Chapel Lane



Children's Play Area and dwellings beyond





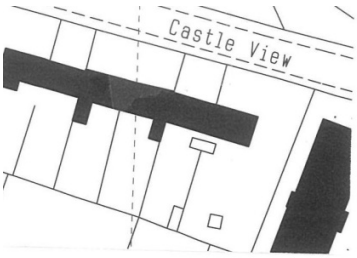
Existing 2 storey houses along Castle View and Green Moor Road



Existing traditional property to west of Green Moor

2.11 The density of the dwellings in the village varies, depending on the style and type of property. They range from the higher density terraced units along Castle View at 25 dwellings per hectare, the dwellings along Chapel Lane at a density of 18 dwellings per hectare, those at Delph Mews at a density of 14 dwellings per hectare and the lowest density properties on the

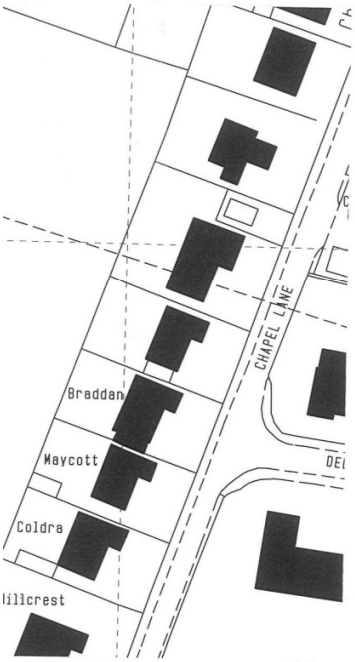
top of the quarry face along Delph Edge at 10 dwellings per hectare. The Figure Ground Plans below show the variety of built form and densities as described above.



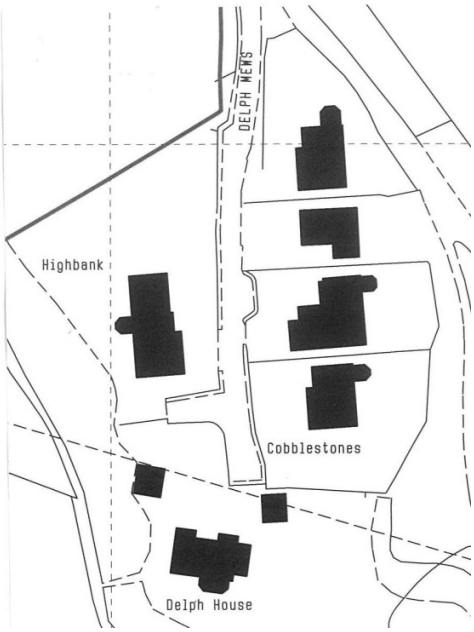
25 dwellings per hectare at Castle View



10 dwellings per hectare at Delph Edge



18 dwellings per hectare at Church Lane

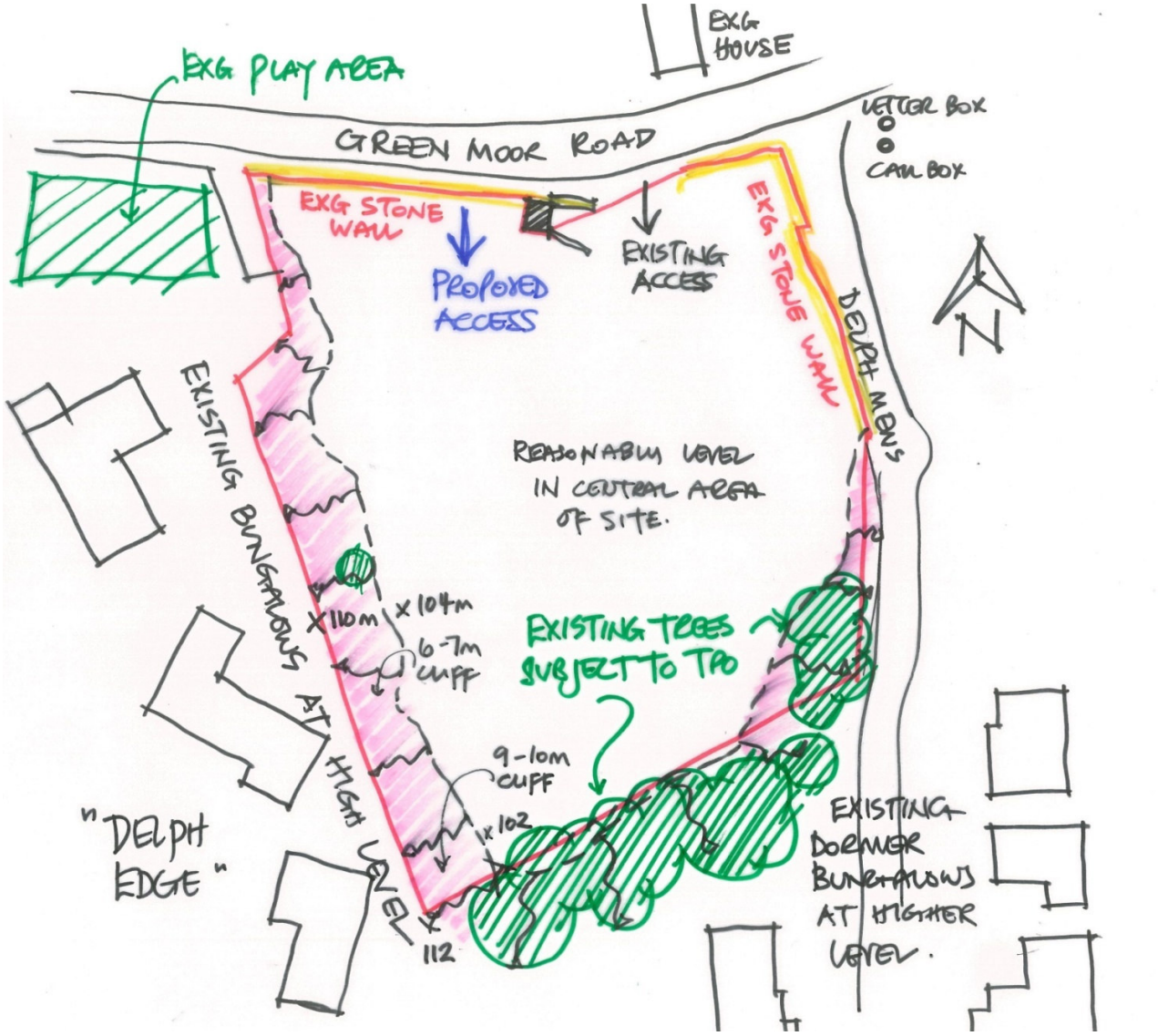


14 dwellings per hectare at Delph Mews

Figure Ground Plans

3.0 Considerations & Strategy

3.1 The following plan identifies the existing site features and characteristics and its surroundings, as identified in section 2, and these must be borne in mind and inform the design approach for the proposed development.



Constraints Plan

3.2 The proposed development must fit comfortably within the context and complement the character and appearance of the area and the village in general; the scale, form, massing and appearance of the new properties should be in keeping with their surroundings.

3.3 The proposals shall follow good urban design principles and aim to create an attractive, robust, safe and inclusive environment that is not dominated by the highway.

3.4 National policy and best practice advice and guidance, including PPS1, PPS3, *'By Design - Urban design in the planning system: towards better practice'* (DETR 2000), *'By Design Better Places to Live: a companion guide to PPG3'* (DTLR and CABE 2001), *'Urban Design Compendium'* (English Partnership/Housing Corporation) and *'Building for Life: Delivering great places to live'* (a guide prepared by Alex Ely on behalf of CABE and HBF 2005), all outline the importance of good urban design as a key element of successful development. The climate is such that the local authority, developers and purchasers alike all expect design excellence and high quality sustainable places.

3.5 PPS1 Delivering Sustainable Development suggests that *'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'* (paragraph 33). Furthermore, it advises that *'good design should contribute positively to making places better for people; high quality and inclusive design should be the aim; they should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation; ensuring a place will function well and add to the overall character and quality of the area.."* (paragraph 34 & 35).

3.6 There is a general consensus over the principles of good design and the following core factors that under pin best practice are to be used as a design tool and benchmark for developing and analysing the proposed design concepts;

Character: 'By Design' describes character as "*A place with its own identity."* It seeks "*to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture."* PPS1 states that *"Key objectives should include ensuring that developments respond to their local context and create and reinforce local distinctiveness."*

Continuity and Enclosure: 'By Design' describes this as "*A place where public and private spaces are clearly distinguished."* It seeks "*to promote the continuity of street frontage and the enclosure of space by development which clearly defines private and public space."*

Quality of the Public Realm: 'By Design' suggests developments should be "*A place with attractive and successful outdoor areas."* It seeks "*to promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people."* PPG17 states that *"In identifying where to locate new areas of open space… carefully consider security and personal safety, especially for children and new open spaces should improve the quality of the public realm through good design".*

Ease of Movement: 'By Design' suggests development should create "*A place that is easy to get to and move through."* It seeks "*to promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic..."* PPS3 seeks *"streets that are pedestrian, cycle and vehicle friendly".*

Legibility: 'By Design' suggests legibility creates "*A place that has a clear image and is easy to understand."* It seeks "*to promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around."*

Adaptability & Diversity: *"A place that can change easily with variety and choice".* 'By Design' seeks *"to promote adaptability through development that can respond to changing social, technological and economic conditions and also promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs".*

3.7 Manual for Streets, which supersedes Design Bulletin 32 and its companion guide Places, Streets and Movement, is also a good guide, and aims to assist in the creation of streets that help to build and strengthen the communities they serve. Wherever possible, streets should;

- *meet the needs of all users, by embodying the principles of inclusive design,*
- *form part of a well connected network,*

- *be attractive and have their own distinctive identity,*
- *be cost effective to construct and maintain, and*
- *be safe.*

The proposed design will take heed of this guidance.

3.8 The relevant policies within the Barnsley Local Plan have been taken into account and reference should be made to the Planning Statement which clarifies the relevant national and local policies and how the proposal shows compliance.

3.9 A Tree Survey and Report has been undertaken with recommendations given for appropriate distances to existing trees and these constraints have been taken fully into account in the design development with the existing adjoining trees being an integral part of the design process.

3.10 An Ecological Assessment has also been undertaken and this concludes that "*the habitats within the site are of low ecological value and the site is very unlikely to support any protected or otherwise notable species or assemblages."* It does suggest that opportunities should be sought to enhance the site for wildlife, such as bat boxes on the rock face or new dwellings, and consideration will be given to this.

3.11 Landscaping is a very important factor in the success of a development and early consideration has been given to this. Hard and soft landscaping has a vital role in creating personalised and defensible space and in beautifying the streets and good quality materials and planting is proposed to enhance the development and 'knit' the scheme together. Reference should be made to the detailed landscaping scheme which accompanies the application.

3.12 The new dwellings will have an appropriate level of amenity space, both private and semi-private, whilst also providing natural surveillance to the street. The new dwellings will be designed so that their location on the site, orientations and main habitable windows are not detrimental to the amenity of the existing adjacent properties.

3.13 The parking provisions for the new properties will be appropriate for the locality and dwelling size with individual drives and garages "in curtilage" and provision for visitor parking. There will be adequate manoeuvring and turning on site for vehicles, without causing conflict, including service vehicles. Reference should be made to the Planning and Highway Statement that accompanies the application.

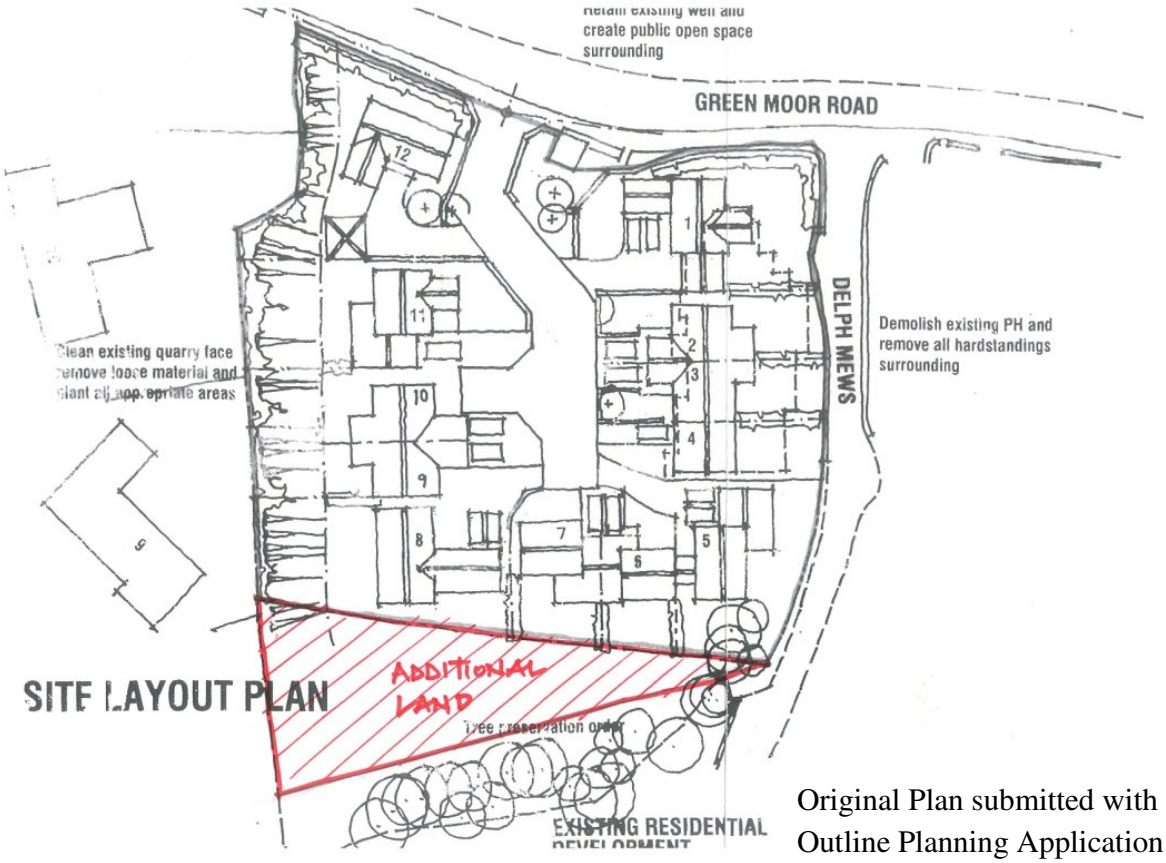
3.14 The new dwellings shall be designed and arranged to be easily accessible to all with flexible spaces, wide doors and corridors and downstairs wc. They will also be of sustainable design and construction with large windows to give natural daylighting and a responsible approach to the choice of materials and management of construction.

4.0 Planning History, Consultations and Design Development

4.1 An Outline Planning Application was submitted in July 2008 with an indicative plan illustrating how 12no new dwellings could be incorporated on the site. Outline Approval was subsequently granted in October 2008 referenced 2008/1183.

4.2 The site area has been slightly altered to take account of physical site boundaries and an additional triangular area of land along the southern edge of the site and as such this submission is a new Full Planning Application. However, the principles established at the Outline Stage still remain.

4.3 The plan below illustrates the scheme submitted with the Outline Application and shows how, in principle, 12no dwellings can be incorporated on part of the proposed site. The additional land that is now part of the proposed site is also indicated in red below.



Original Plan submitted with Outline Planning Application

4.4 Pre-application discussions took place with the planning officer, Mr Andrew Burton, on 2 June 2011 and he confirmed the following points at the meeting;

- a full application would be required due to the change in red-line' boundary,
- that affordable housing provision would only be applicable on developments of 15 or more units,
- that public open space provision would only be applicable on sites of 20 or more units,
- that dwellings will need to achieve CSH Level 3 and an additional 15% reduction in CO2 emissions,
- that slate and natural stone materials will not be insisted upon given that the site does not lie within a Conservation area,
- the minimum target for private garden space is 60m^2 per dwelling,
- Community Consultation would be recommended in advance of the formal planning submission, including the Parish Council, local residents and South Yorkshire RIGS Group.

4.5 A consultation letter, attaching a copy of the plan below, was distributed on 14 October 2011 to Hunshelf Parish Council and the owners / occupiers of No.1, 3, 5 and 7 Delph Mews and No.7, 9, 14 and 16 Delph Edge for information in advance of the submission of the planning submission with a invitation to contact the Technical Manager at Shepherd Homes with any queries.



Consultation Layout

4.6 To date, two telephone calls and two letters have been received from local residents. Whilst there appears to be little or no concern over the principle of residential development on the site certain issues have been raised and can be summarised as follows;

- Access to the quarry face for future maintenance and management
- Two storey development
- Car parking arrangements, including overspill onto Green Moor Road
- Boundary treatments
- Materials

4.7 All of the comments raised have been taken into account during the design development and the following clarifications can be made in response to the local resident's queries;

- Quarry Face

  Specialist advice has now been sought in respect of the quarry face with observations and recommendations made for the site clearance, management and maintenance. For further details, reference should be made to document Green Moor Quarry – a Geological Report for Shepherd Homes, and the Planning Statement, both of which have been submitted in support of the application and clarify the approach that is to be taken.

- Storey Heights

  As described earlier in the Site and Context Appraisal, section 2.0, the design precedent for the village follows a logical hierarchy, generally with 2 storey properties along Green Moor Road, Castle View and at the lower end of Chapel Lane, reducing to single storey buildings as the ground levels rise along Chapel Lane and into Delph Edge and also at Delph Mews, where 2 storey dormer roof type properties dominate.

  The proposed site sections are illustrated at paragraph 5.6.4 and these show how the new properties will sit comfortably below the surrounding bungalows with their ridge levels at a similar height to the ground levels at Delph Edge.

- Parking

  As described in section 5.2, all properties provide a minimum of 3 private parking spaces in the form of garages and driveways with an average across the site of approximately 3.8 spaces per plot. In addition, a central formal visitor parking space is proposed and casual parking will also be possible within the cul-de-sac. This approach should more than cater for the numbers of cars associated with the site and reference should also be made to the Transport, Highway and Parking Statement that accompanies the application.

Discussions are also to take place during the application process with the Highway Authority with regard to the potential for yellow lining along the site frontage.

- Boundary Treatment

  The Site Layout and Landscaping Layout now indicate more specifically the proposed boundary treatment, and the details are also described at paragraph 5.4.2 and 5.7.4. They clarify that the existing stone walling is to be retained, repaired or rebuilt to the site frontage and along Delph Mews and where new fencing and walling is proposed.

- The proposed materials are to respect and complement the village and surrounding properties and the proposals are described at paragraph 5.7.3.

4.8 Consultations have also taken place with the RIGS Group and geologist Mr Scott Engering in response to the condition that was attached to the former outline planning permission seeking provision for public access to view the exposed quarry face on the western side of the site and recommendation made by the planning officer at the pre-application stage. As a result, Mr Engering agreed to provide a Geological Report for the applicant and this now forms part of the documentation submitted with the application and reference should be made to this and also to the conclusions and clarifications summarised within the Planning Statement.

4.9 In response to the recommendations made in the Geological Report, the layout has been amended to substitute the house and detached garage on plot 7 for a property with an integral garage so that the RIGS would be visible and not hidden behind the proposed garage. The layout can be seen at paragraph 5.4.2 and show that the revised form will facilitate better views of the rock face.

5.0 Design Solution

5.1 Introduction

5.1.1 The thrust of the original concepts have been maintained throughout the design development process and is evident within the final scheme, but with some refinements made to improve certain aspects and to address comments received at the pre-application consultation stage.

5.1.2 The following text clarifies the specific detail of the submitted scheme and follows the format set out in the DCLG Circular 01/2006, that is, *use and amount, layout, scale, landscaping, appearance and access.*

5.1.3 It also clarifies the sustainable measures that are to be undertaken on the development and indicates how the scheme meets the Building for Life criteria.

5.2 Use and Amount

5.2.1 The use is residential and the proposed development will provide a total of 10no detached homes with a range of types to suit a variety of potential purchasers.

5.2.2 A total of five different house types are proposed with the focus on good quality family homes. The proposed accommodation is as follows;

- 4 bed 2 storey detached house (1378ft^2), single integral garage 4no
- 4 bed 2 storey detached house (1420ft²), double garage 3no
- 4 bed 2 storey detached house (1430ft²), double integral garage 1no
- 5 bed 2 storey detached house (1894ft²), double detached garage 1no
- 5 bed 2 storey detached house (1915ft²), double integral garage 1no

5.2.3 The gross site area, identified on the Location Plan at 2.1, extends to 0.5 hectares. However, parts of the site are undevelopable due the existing topography, particularly along the western boundary where the quarry face rises steeply up to around 9m above the general site level, reducing the net developable area to 0.4 hectares. The overall gross density equates to 19 dwellings per hectare, with coverage of 2580m² per hectare (11531ft² per acre), and 25

dwellings per hectare net, which makes good use of the site whilst respecting the existing context where the densities range from around 10 to 25 dwellings per hectare.

5.2.4 All properties will have a minimum of 3 allocated off road private parking spaces, which all relate well to and are overlooked by the properties they serve. A number of different solutions are proposed for dealing with the parked car; some have single or double integral garages and others have detached double garages to the front, side or rear of the dwelling. The location of the garages and design of the driveways will provide for a minimum of 38no car parking spaces, excluding any casual parking along the new cul-de-sac, and a central formal visitor parking bay proposed within the highway, giving an average of 3.8no 'in-curtilage' spaces per plot plus visitor parking.

5.2.5 A comment was made at the pre-application consultation stage regarding the possible introduction of double yellow lines across the site frontage in order to prevent cars parking to protect the visibility from the proposed site and Delph Mews. It is the intention to discuss this further with the highway authority during the application process.

5.2.6 All properties have a good level of private amenity space, a minimum of 100m^2 useable area, in the form of well screened rear gardens that provide ample space for the typical domestic paraphernalia, such as bin storage, clothes dryer, composting, etc. in addition to private play and relaxation space.

5.3 Access and Accessibility

5.3.1 The site benefits from a bus service which runs through the village with the bus stop situated approximately 100m from the entrance to the site, at the junction of Green Moor Road and Chapel Lane. The 24 service from Barnsley Centre to Denby Dale is the route serving Green Moor and takes you to Thurgoland, Gilroyd and Barnsley to the east, and Oxspring, Penistone, Ingbirchworth, Upper Denby and Denby Dale to the west. It runs approximately every 2 hours throughout the day, Monday to Saturday, There is also one morning service

(494) to nearby Wortley on Monday to Friday, which then links to the 23 service taking you to Stocksbridge and again onward to Barnsley and Penistone.

5.3.2 The nearest train station is at Penistone, which is approximately 4 miles north-west of Green Moor, where trains take you to Huddersfield and Sheffield. There is also a station at Barnsley, which , amongst other routes, has direct links to Leeds where there are frequent connections to all over the country, from London to Edinburgh. Both local stations have access to them by the bus services.

5.3.3 There is a good network of public footpaths and bridleways near and adjoining the site with the parish boasting 22 Kilometres of paths across the Pennine countryside, including various routes and links to nearby Stocksbridge.

5.3.4 A new vehicular access is proposed centrally within the site frontage onto Green Moor Road, west of the existing well head. The existing access to the former public house is to be closed and the construction of the new access further to the west will provide an improved junction detail with greater visibility, achieving 2.4m x 60m in both directions, and will also reduce conflicts with Delph Mews. This reflects the principles and details that were established at the Outline Approval stage.

5.3.5 The new access serving the development will be a 5.5m wide shared access road, which will be offered for adoption under Section 38 of the Highway Act. The road is a small cul-de-sac and will be designed and constructed to adoptable standards with appropriate gradients and adequate turning provision for vehicles, including refuse collection vehicles and emergency appliances.

5.3.6 A small shared private drive is also proposed to serve the three southern most properties and will be designed with sufficient width and turning opportunities so avoid conflict of users but will help reduce the dominance of highway by minimising the length of the formal access road.

5.3.7 Accessible parking is provided in-curtilage where sufficient access around and into the properties will be possible whilst a car is parked and garages will also enable vehicles to utilise them in an effective manner and thus reduce the potential for on-street parking.

5.3.8 Inclusive access within the site layout and dwelling designs has been considered in order to facilitate ease of movement by all social groupings. The designs are fully compliant with the appropriate standards, including the Building Regulation Approved Document M in respect of access to and within the dwelling and the accommodation provided, such as accessible toilets at the principle floor level. Level thresholds will be incorporated into the dwellings to aid accessibility and the dwellings are designed with generous spaces that can be put to a number of uses with scope for adaptability and extension to suit the individual user's requirements and potential changing needs.

5.4 Layout

5.4.1 The design approach follows the principles established at the Outline application stage; that is the residential development of two storey dwellings arranged around a central courtyard space.

5.4.2 The proposed site layout, as illustrated below, is an intimate arrangement of buildings generally facing inwards around a central 'courtyard' within the main body of the site. The main aspect of plot 10 faces out onto Green Moor Road giving the site some presence along the frontage. Plot 1 is set at 90 degrees to the main road respecting the existing dwelling opposite the site and takes account of the existing Pump House in front of the dwelling, which is an important historical building and is to be retained with access from Green Moor Road, separated from the site by new and existing stone walls. Plots 6 and 7 have been turned through 90 degrees so that they relate better to the quarry face, which is at its highest level in the south-western corner, and thus ensures that all properties have a suitably sized and accessible private amenity space.



Proposed Site Layout Plan

5.4.3 The site currently benefits from a number of stone boundary walls and these are to be retained wherever possible and rebuilt or repaired where necessary. Along the site frontage the wall at the western end will be rebuilt, set back to allow for improvements to the existing narrow footpath along the site frontage and ensure adequate visibility from the site access whilst creating a physical boundary for plot 10 to Green Moor Road. The retaining walls around the Pump House will be retained with an additional low wall creating separation to plot 1 and the

existing stone wall on the corner with Delph Mews is to be built up in matching stone to provide adequate screening to the rear gardens of plots 1-4. The proposed boundary details can also be seen on the Site Layout Plan and Landscaping Layout that accompany the application and are further described in paragraph 5.7.4.

5.4.4 The new dwellings have been positioned to respect the natural topography and amenity of the existing surrounding properties, as can be seen on the site sections at paragraph 5.6.4, with appropriate separation distances to their neighbours and the quarry face. Windows have been carefully positioned and sized to protect the privacy and amenity of adjoining residents whilst also ensuring natural surveillance over the public areas.

5.4.5 The levels of the existing site and surrounding topography and the proposed finished floor levels will mean that the new dwellings will nestle within a 'natural bowl' and so will be well screened from the surrounding landscape and not give rise to overlooking to the surrounding properties. The ridge levels of the new dwellings are at a similar level to the ground at Delph Ridge.

5.4.6 The new dwellings have their main aspects facing the existing and proposed new roads and thus ensuring "active frontages" to the public areas but with defensible spaces created by appropriate boundary treatment, including stone walls and shrub beds.

5.4.7 All the properties have individual gated footpath accesses to their rear gardens giving direct control and security over their own private domain and facilitating the moving and collection of bins, garden waste, etc.

5.5 Landscaping

5.5.1 The site is relatively clear of vegetation but with a small number of existing trees, which form part of a larger group beyond the site boundary, that are all subject to a Tree Preservation Order, number 4.2005. They shall be protected during the works by 2300mm high mesh panel fencing secured to a scaffold tubing framework and the protective fencing shall be

erected on the canopy drip line wherever possible. No storage shall be permitted within the protected area and any excavation work beneath the canopy spread shall be carried out by hand.

5.5.2 The existing trees will give an established green 'back-drop' to the site along the southern boundary, and partway along the east, and additional tree planting along the eastern boundary, and throughout the central parts of the development, will create a structure to the site and an extensive canopy on maturity, breaking up and softening the built form from outside and within the site.

5.5.3 A selection of extra heavy, heavy and light standard trees is proposed from a range of native tree species and details can be seen on the Landscaping Plan.

5.5.4 The use of evergreen, flowering hedges, maintained to approximately 900mm high within certain garden frontages will create a sense of enclosure for the occupants whilst contributing to the overall consistency of the streetscene. Low evergreen 'box' hedges are also proposed between the plots to divide the semi private spaces.

5.5.5 The hedge planting will be complemented with a mix of evergreen and deciduous shrubs planted throughout the site to give enclosure and structure to the development. Medium and large species shall be planted against screen walls and fences and medium and low mixes planted into front gardens and around parking areas.

5.5.6 The quarry face is to be cleared of invasive weeds, existing tree species retained and the prepared ground surface hydroseeded with a wildflower seed mix. Further specialist advice has been sought in respect of the clearance and future management of the quarry face and details can be referred to in the Green Moor Quarry Report and Planning Statement.

5.6 Scale

5.6.1 The dwellings are 2 storeys in height with ridge heights ranging from 7.7m to 8.9m and eaves heights of 5.1m.

5.6.2 The domestic nature of the development means that the buildings relate well to the human scale and the proposed proportions of the "*building to the street"* ensure a comfortable and desirable environment.

5.6.3 The existing ground levels are to be adjusted slightly, involving some cut and some fill, to create a suitable base level for the dwellings and their associated gardens and also to suit highway design levels.

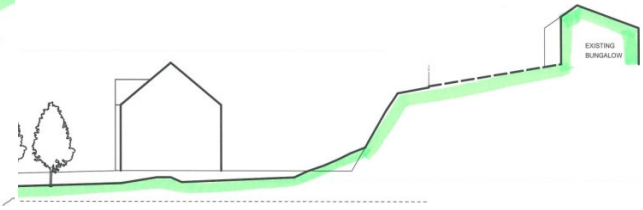
5.6.4 The streetscenes and site sections below illustrate the proposals in context and show how the levels and topography have been duly addressed and that the new dwellings will be considerably lower than the surrounding properties with the proposed new ridge lines approximately 5m below the existing ridge heights along Delph Ridge, at a height more or less equivalent to ground levels at the top of the quarry face. The red outlines below are the existing bungalows along Delph Edge and the green is the existing ground line.



Plots 8 – 10 with Delph Edge behind



Plots 6 – 7 and No.16 Delph Edge



Plot 8 and No.16 Delph Edge

5.7 Appearance

5.7.1 The house types have been carefully designed to respect the area with traditional proportions and simple yet effective detailing that will not date, and robust materials that will ensure the longevity and sustainability of the dwellings. The individual types have unique design elements but a cohesive theme exists throughout, to ensure that the site masses together as a whole.

5.7.2 The roofs are a mixture of gables and hips; the windows are to be "cottage style" casements with horizontal and vertical bars and stone cills and heads; the doors are to be a mixture of four and six panelled doors, all to respect the local vernacular whilst meeting modern standards and requirements.

5.7.3 The correct choice of materials is an important factor in a successful development and it is proposed to utilise a good quality, simple palette in order to fit within the surrounding context. There is a mixture of materials in the vicinity of the site with natural and artificial stone, brick and render walls and roofs finished in slates, stone, flat tiles and profiled concrete tiles. There is also a mixture of window styles and material with white upvc particularly prominent. In order to complement the village, the new dwellings will be constructed in coursed artificial stone, with bed joints and colour to match the local stone and traditional coursing techniques. The roofs will be finished in Russell Galloway plain tiles, the majority coloured *anthracite grey* but with some *rustic peat* colour to add variety to the roofscape. The windows shall be white upvc and rainwater goods black upvc.

5.7.4 The proposed boundaries are to be a mixture of low stone walls, shrub beds and hedging to the plot frontages. The boundaries to the rear, private curtilages will be stone walls as described earlier, where they adjoin the highway, and timber fences elsewhere comprising horizontally boarded panels with curved tops and intermittent curved trellising, as illustrated on the Site Layout Plan. The existing boundaries at the top of the quarry face are to be retained as existing and where new dividing plot boundaries run up the quarry faces, the precise details are to be agreed on site once the finished ground levels and gradients have been established.

5.7.5 The quarry face, along the west side of the site, is to be protected; loose material carefully removed and appropriate planting added to enhance and protect this natural feature yet provide a manageable environment for the future owners of the new properties. Reference should be made to the landscaping scheme and specialist report for precise details.

5.8 Sustainability

5.8.1 The following text highlights the key sustainability areas considered within the design and planning stages of the scheme, and will be utilised as a guideline for the development of the detailed construction specification and working drawing stages, and implementation at site level.

5.8.2 Energy & Carbon Dioxide Emissions

- A SAP calculation will be prepared to assess the detailed construction specification, and in order to ascertain the percentage improvement in the DER over the TER, as defined within AD L1A 2006. The specification will accommodate appropriate measures to achieve a minimum improvement of 25%, thus meeting the requirement set for CSH level 3, and provide an additional 15% reduction in CO2 emmissions.
- 75% of internal light fittings will be energy efficient as standard. All dedicated energy efficient light fittings will comprise of a fitting that is only capable of accepting lamps that have a luminous efficiency greater than 40 lumens per circuit watt.
- Energy efficient recessed downlighters are to comprise of LED light fittings as standard.
- Energy efficient pendant fittings are to comprise of Memlite F1260 BC3 (or similar approved) low energy pendant fittings, being capable of accepting 15 or 20W BC3 low energy lamps.
- A designated area will be provided for an external drying space within the rear garden of each dwelling.
- 'A' rated domestic appliances will be utilised where installed as standard. Where appliances are not being installed, and a designated space is being provided, an information sheet shall be provided to the occupier giving guidance on the EU Energy Efficiency Labelling Scheme.

- External lighting (including garage lighting) to the houses to comprise of a bulkhead fitting or wall mounted fitting. The fitting must be complete with a dusk/dawn sensor as well as a PIR, therefore ensuring that the fitting will automatically extinguish when there is enough daylight and when not needed during the hours of darkness. The external light fittings must only be capable of accepting a lamp with a maximum wattage of 150W.
- Provisions for a home office shall be provided within each unit. This provision can take the form of a Study room or suitable Bedroom. An allowance must be made for the following requirements in that of the home office; -
    - Two telephone points (It should be noted that Broadband is available within the area).
    - 2 double sockets, positioned to avid the use of extension leads
    - An openable window, providing adequate natural light and ventilation
    - A minimum clear wall length of 1.8m, with adequate space to move around and open the access door to within the room.

5.8.3 Water

- The total design internal water consumption (litres/person/day) will not be greater than 125 l/p/d, with the detailed water consumption calculation undertaken by the sanitary-ware supplier to ensure compliance.
- 200 Litre TITANaqua Rainstore (or similar approved) water butts to be provided for each dwelling. The Rainstore units come complete with a lockable lid, which can be removed for cleaning the interior of the store. The units also have a tap at low level for drawing-off the water. A Rainstore Diverter Kit must be fitted as standard between the 68mm round downpipes and the Rainstore water butt. This will serve in directing water from the downpipe into the water storage unit, whilst preventing the unit from overfilling.

5.8.4 Materials

The materials utilised within the construction of the proposed dwellings will wherever feasibly possible be responsibly sourced, with 100% of timber legally sourced and EMS/COC certificates obtained as standard.

5.8.5 Surface Water Run-Off & Flood Risk

Refer to the separate report and assessment undertaken by Eastwood & Partners, which confirms the proposed drainage strategy and flood risk. It should be noted that the site is not in a flood risk zone, and after considering the drainage hierarchy in Building Regulations Part H 2002 it is likely the only viable option is to drain the surface water from the site into the public sewers with restricted flow rates, via an existing outfall.

5.8.6 Waste

- Internal recycling provisions to be provided in the form of internal storage bins. The internal bins should have a minimum total capacity of 60 litres, with no individual bin smaller than 15 litres. The bins will be located in an adequate internal space.
- A site specific waste management will to be prepared, which must include procedures and commitments for;
  - Reducing waste generated on site in accordance with best practice and the defined waste groups.
  - Sorting and diverting waste from landfill (reuse, recycle, compost, or otherwise recover) according to defined waste groups. To be performed on site or through a licensed external contractor.

5.8.7 Pollution

The insulating materials, in the elements of the dwelling listed below, will only use substances that have a global warming potential < 5; -

- Roof; including loft access
- Walls; internal and external, including lintels and all acoustic insulation
- Floors
- Hot water cylinder; pipe insulation and other thermal stores
- Cold water storage tanks
- External doors

5.8.8 Private Space

An outdoor space shall be provided for each property that is; -

- Of a minimum size to allow all occupant to sit outside
- Easily accessible to all occupants, including wheelchair users, compliant with BS8300.
- Accessible only to occupants of the designated dwelling

5.8.9 Management

- A home user guide will be provided to the occupier. The guide will be developed to cover operational issues and information on the site and its surroundings, and will be written so that it is relevant to the non-technical home-owner.
- As confirmed above, a site waste management plan will be prepared for implementation of a scheme to monitor, sort, & recycle construction waste on site.

5.8.10 Ecology

Refer to the separate report and assessment undertaken by BE Brooks Ecology Ltd, which confirms the existing ecological value of the site, together with any proposed enhancement measures and features required to be accommodated as part of the detailed proposals.

5.9 Building for Life Assessment

5.9.1 ***Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?***

The development is directly adjacent a children's play area, a millennium green is opposite the site and there is a cricket pitch within the village. There are also extensive amenity areas in the locality, including 22km of rural walks and open green spaces. The village also boasts a chapel, with weekly services and Sunday School, and an Activity Centre. Stocksbridge is a well serviced town nearby, only 1.2 miles away, with good shopping facilities together with excellent social amenities and services such as primary and secondary schools, church, public houses and restaurants and many employment opportunities. It also has a good range of recreation and leisure facilities with halls available to hire, a local football club and the Underbank Outdoor Activity Centre just outside of the town. There are also other amenities nearby at Penistone and Barnsley both of which are accessible on the no.24 bus from Green Moor from the bus stop which is within 100m of the site.

5.9.2 ***Is there an accommodation mix that reflects the needs and aspirations of the local community?***

The developer has identified a local need for good quality, detached family homes of sizes varying from smaller 4 bed units up to larger 5 bed units.

5.9.3 ***Is there a tenure mix that reflects the needs of the local community?***

The intention is to only develop 10no dwellings on the site and as such there is no policy requirement for affordable housing, which is only applicable for developments of 15 or more units, and all are therefore to be offered for private sale.

5.9.4 ***Does the development have easy access to public transport?***

The site benefits from a bus service which runs through the village with the bus stop situated approximately 100m from the entrance to the site, at the junction of Green Moor Road and Chapel Lane. The 24 service from Barnsley Centre to Denby Dale is the route serving Green Moor and takes you to Thurgoland, Gilroyd and Barnsley to the east, and Oxspring, Penistone, Ingbirchworth, Upper Denby and Denby Dale to the west. It runs approximately every 2 hours throughout the day, Monday to Saturday, There is also one morning service (494) to nearby Wortley on Monday to Friday, which then links to the 23 service taking you to Stocksbridge and again onward to Barnsley and Penistone. The nearest train station is at Penistone, which is approximately 4 miles north-west of Green Moor, where trains take you to Huddersfield and Sheffield. There is also a station at Barnsley, which, amongst other routes, has direct links to Leeds where there are frequent connections to all over the country, from London to Edinburgh. Both local stations have access to them by the bus services.

5.9.5 ***Does the development have any features that reduce its environmental impact?***

The dwellings will achieve CSH Level 3 and an additional 15% reduction in CO2 emissions will also be sought. Further details of the proposed sustainable design approach can be found at section 5.8.

5.9.6 ***Is the design specific to the scheme?***

The design is a result of careful consideration of the context, local vernacular and street patterns and is indeed specific for the site.

5.9.7 ***Does the scheme exploit existing buildings landscape or topography?***

The design takes account of the existing topography, including the existing quarry face, embankments and surrounding road and land levels. The proposed finished ground and floor levels have been established in response to the topography but also include some 'cut' and 'fill' in order to maximize the site potential and better relate the new housing and gardens to their surroundings. There are no buildings on the site.

5.9.8 ***Does the scheme feel like a place with distinctive character?***

The arrival into the development through a 'gateway feature', a careful choice of surface materials and the arrangement of the new dwellings and garaging around an informal cul-de-sac give the scheme a 'sense of place' with a distinctive character.

5.9.9 ***Do the buildings and layout make it easy to find your way around?***

The intimate nature of the development means that it is readily negotiable and very legible to all residents and visitors alike.

5.9.10 ***Are streets defined by a well-structured building layout?***

The layout is a small 'courtyard' type development with a well structured building layout forming a strong sense of enclosure.

5.9.11 ***Does the building layout take priority over the streets and car parking, so that the highways do not dominate?***

The highway design has been kept to a minimum so that it does not dominate the scheme and winds through the built form as a short shared surface, finished in tegular blocks. It terminates centrally within the site with a turning head adequate for typical manoeuvrability and then changes to a private driveway, serving three plots to the south, which reduces the extent of hard surfacing ensuring the highway does not dominate.

5.9.12 ***Is the car parking well integrated and situated so it supports the street scene?***

All parking is 'in-curtilage' and as such is equally spread across the site so it does not dominate the streetscene.

5.9.13 ***Are the streets pedestrian, cycle and vehicle friendly?***

The small scale and intimate nature of the scheme enables a simple shared surface highway design to be utilised that equally addresses the needs of pedestrians, cycles and vehicles alike..

5.9.14 ***Does the scheme integrate with existing streets, paths and surrounding development?***

The scheme relates well to the main street, with frontage development, and takes account of and respects the surrounding properties with appropriate separation distances and low levels that ensure the new dwellings will nestle into the landscape and not dominate the existing surrounding development.

5.9.15 ***Are public spaces and pedestrian routes overlooked and do they feel safe?***

All the dwellings face into the site or onto Green Moor Road and so fully overlook the publicly accessible spaces with no vulnerable areas that may feel unsafe. There is no specific 'Public open Space' on site due to the small scale of development.

5.9.16 ***Is public space well designed and does it have suitable management arrangements in place?***

The small scale of the development means that public open space is not required on this scheme and so this is not applicable.

5.9.17 ***Do the buildings exhibit architectural quality?***

The dwellings have been designed to respond to and respect the character of the locality with appropriate scale, massing and proportion, simple yet effective architectural detailing and a careful selection of materials to complement and respect the village and surrounding landscape.

5.9.18 ***Do internal spaces and layout allow for adaptation, conversion or extension?***

The dwellings are designed with generous internal spaces that can be put to a number of uses with scope for adaptability and extension to suit the individual user's requirements and potential changing needs.

5.9.19 ***Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?***

The scheme takes advantage of the enhancement of specification, such as white goods, water saving techniques, etc and improved technologies, and reference should be made to the sustainability section at 5.8.

5.9.20 ***Do buildings or spaces outperform statutory minima, such as building regulations?***

The dwellings are to be designed to Code for Sustainable Homes Level 3 plus an additional 15% reduction in CO2 emissions.

6.0 Conclusions

6.1 The site is located at the centre of Green Moor village in an area which is predominantly residential in nature. It is in close proximity to a number of leisure pursuits locally and is easily accessible to public transport taking you to neighbouring villages and towns where a variety of services are on offer.

6.2 The development of the site will provide a beneficial use for a prominent brown field site and will make a contribution towards Barnsley's increased housing targets and the Government's objectives for house building.

6.3 The scheme has been developed over several months as a result of detailed assessments of the site, including input from specialist consultants, discussions with the City Council officers and consultation with the surrounding residents and the final submitted scheme takes account of all comments raised.

6.4 The proposals have been developed following the principles that were established at the Outline approval stage; that is a small group of 2 storey dwellings grouped around a central court, and as such reflects the character of the village and will improve the appearance of the area by redeveloping an overgrown and currently derelict site.

6.5 The existing topography and surrounding properties have been fully considered and the design responds to these ensuring the development will sit comfortably within its setting, nestled within the natural 'bowl' at the low–lying level.

6.6 The existing housing in the vicinity of the site varies in density, character and style. This development will complement the existing housing stock in the area; it takes consideration of the surroundings with materials selected to respect those within the village and a layout designed to respond to the site and village in a carefully considered format whilst meeting appropriate density standards.

6.7 The design approach follows sound urban design principles and will result in a robust new development well rooted in its surroundings; it will deliver a safe, attractive and sustainable environment that people will be proud of and want to respect and inhabit for years to come.