

Design, Access and Planning Statement



Fig 1.1 Photograph of Land at Cemetery Road, Hemingfield, July 2020

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Introduction

This Design, Access and Planning statement has been produced to accompany the full planning application that has been submitted for a plot of unused land off of Cemetery Road, Hemingfield, Barnsley. The application seeks approval for the construction of a proposed new build dwelling to form a small single storey one-bedroom property.

Local Area

Hemingfield is a village in the metropolitan borough of Barnsley, South Yorkshire, England. The village falls within the Hoyland Milton Ward of Barnsley Metropolitan Borough Council and is a constituency of Barnsley East. Local facilities within the area include two pubs, The Albion and The Elephant & Castle, as well as a post office, a pharmacy and The Ellis CofE Primary School. Notably, Hemingfield contains Hemingfield Colliery, previously known as Elsecar Low Colliery. The colliery is now preserved as a heritage attraction by the Friends of Hemingfield Colliery.

Hemingfield is also currently the termination point for The Elsecar Heritage Railway, although there is no platform at present, with trains pausing before reversing back to Elsecar. However, a proposed extension of the railway to Cortonwood is well advanced, and a memorandum of understanding has been signed by the railway company and the Friends of Hemingfield Colliery, agreeing that an intermediate station will be constructed at Hemingfield. The train line runs through Hemingfield on a North-Eastern to South-Western route.

Local Context

Hemingfield consists of a broad range of architectural types ranging from red and yellow brick two-storey dwellings, semi-detached post war hipped roof dwellings with brick and render facades, stone-faced dormer bungalows, a host of single storey bungalows particularly along Cemetery Road and stone terraced houses, all of which sporadically entertain timber panelling and detailing.

Cemetery Road does not have a distinct vernacular and consists of predominantly single storey and 1.5 storey properties. The majority of properties host a fairly shallow roof pitch due to the large footprint of single storey properties as opposed to the smaller building footprint of 2-storey dwellings, especially in the Hemingfield locality of Cemetery Road.

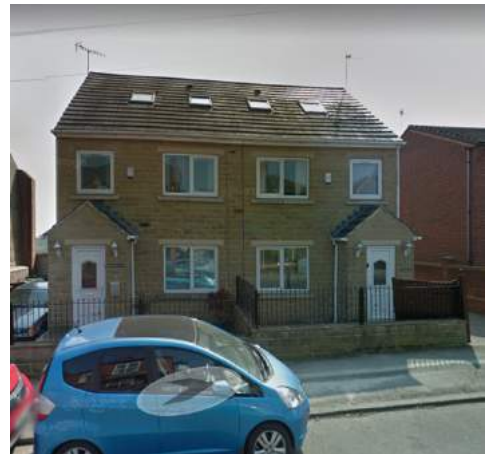


Fig 1.2 Examples of Architectural Styles along Cemetery Road.

Site Location

The site is located within Hemingfield, approximately 0.6-miles North-East of Jump and 2-miles South-West of Wombwell and can be accessed via distinct motoring routes with notable road traffic junctions coming off of the A6195 and the B6097 and B6096.

Wombwell is recognised as a small but busy market town which continues to be a well-defined centre. Wombwell has a train station on the Wakefield to Sheffield line with a park and ride facility.

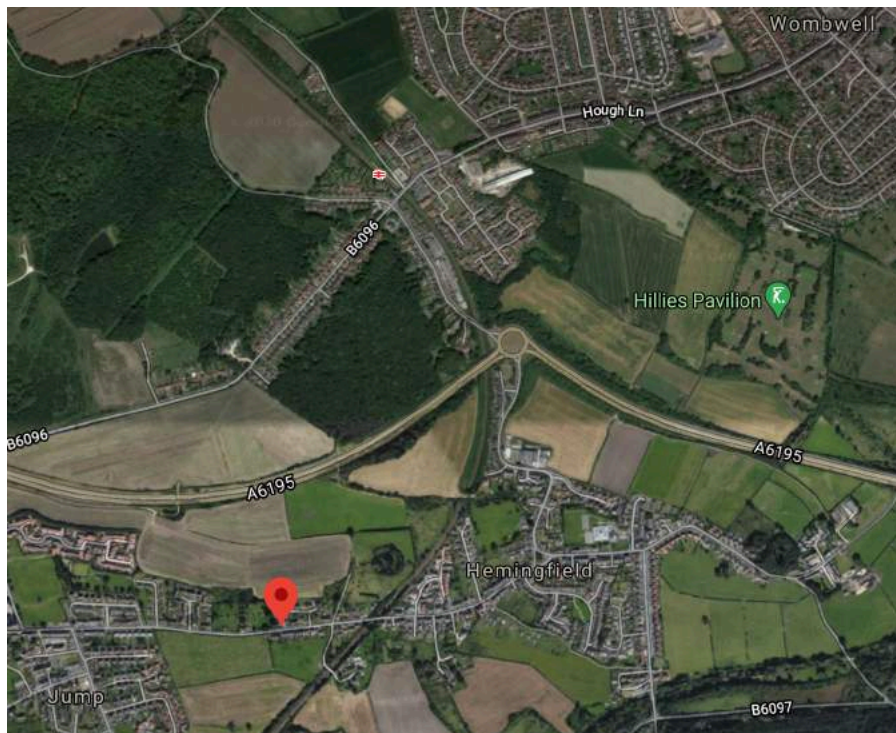


Fig 1.3 Site Location.

Site and Context Planning History

The site was subject to a planning application for a single detached dwelling in 1999 (Application Ref: B/99/0987/WW) which was an undetermined application. This is the only reference to a planning application in relation to the site.

The surrounding plots have both had planning approvals granted in recent years, most notably the approval of 3 new detached dwellings and double garages at plot number 117 Cemetery Road (Application Ref: 2013/0572).

Site Evaluation

General Description – The site is a large open plot redundant of any current usage. It is accessed via a large gated opening within the existing hedgerow directly from Cemetery Road, and therefore fronts the highway. The site is considered to be infill development due to its location between the existing dwelling at number 123 Cemetery Road, the access track leading to the rear of number 117 Cemetery Road. The application site measures 0.05 hectares. To the South of the site sits an existing electrical mast, although the location of the mast is outside of the site boundary.

Site Topography – The site is very slightly descended from road level and falls way from the pavement side down towards the Southern boundary of the plot. The fall is of a consistent gradient making up an overall drop of approximately 3-metres across the length of the entire site.

Landscaping and Ecology – Currently the site is an unused plot which had been left to become overgrown and unsightly before recently being cleared of excessive vegetation. The site is largely shielded from public view by existing hedgerows to the Northern and Eastern boundaries. The site contains very little flora and does not pose much of a habitable location for wildlife due to the lack of fauna present.



Fig 1.4 Site Photos July 2020.

Design

Concept – The design concept for the scheme was developed from the ambition to provide a sustainably focused dwelling through the re-use of shipping containers and to enhance the nature and context of Cemetery Roads unutilised plot. In designing a scheme for the site, the proposed dwelling has been arranged to form a fronting elevation of simplicity and elegance upon site entrance whilst allowing the internal functions of the building to connect with the site's natural topography and assets such as its vistas.

The dwelling has been designed to have the appearance of a single storey bungalow, with overall dimensions of 12.3m in length and approximately 12.7m in width.

Layout – The most suitable location for the proposed dwelling has been identified by establishing the constraints within the site. The site layout sees the building plot run in-line with the existing building line and maintain a consistent distance from the neighbouring property.

The site is accessed by the proposed widening of the existing site access gate, allowing for a spacious and functional front driveway for appropriate car parking requirements and allowing vehicles to access and exit the site in a forward-facing manor. A visibility splay of 2.4m x 43m is being provided for the access which complies with the guidance in section 4B of the South Yorkshire Residential Design Guide.

The site layout also retains an appropriate section of land for a garden. The garden space will be private, secure and easily maintainable whilst providing enough space for the occupants to have their own means of growing vegetables in order to fulfil their sustainable lifestyle.

The proposed dwelling and garden have been designed to respond to existing site constraints and to maintain and enhance privacy for both the proposed dwelling and the existing neighbouring properties. The private garden space retained for the proposed dwelling is approximately 235m² in area which vastly exceeds the minimum requires for a 2-bedroom dwelling (50m²) and 3-bedroom dwelling (60m²) as outlined within the South Yorkshire Residential Design Guide.

Scale – The proposed dwelling is a single storey bungalow, reflecting the massing and scale of the dwellings along Cemetery Road. The overall dimensions of the dwelling are 12.3m in length and approximately 12.7m in width, resulting in a small but functionally planned property providing spaces for a practical and comfortable living environment, in keeping with the surrounding properties.



Fig 1.5 Visual Interpretations of Proposal.

Appearance – The proposed dwelling has been designed to have the appearance of a single storey bungalow, reflective of the surrounding context and aspects of surrounding buildings such as single storey bungalows with shallow pitched roofs.

The intention is to use quality materials throughout the proposal and to provide an architectural aesthetic that reflects the streets materials to the street fronting elevation whilst following a more defining approach for the rear elevations, only visible to the occupants.

Sustainability – The proposed dwelling has been designed with a sustainable approach. The site layout and dwelling scheme have been designed to incorporate a sustainable construction approach by aiming to re-use discarded shipping containers as well as utilising sustainable living features such as solar powered energy, air source heating and rainwater harvesting systems.

Access

The dwelling will comply with Approved Document M of the Building Regulations. Approach from the proposed drive to entrance is graded to work with existing levels.



Fig 1.6 Visual Interpretations of Proposal in Context.

Planning Context and Policies

National Planning Policy Framework (February 2019):

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

Barnsley Local Plan (Adopted January 2019):

- SD1 – Presumption in Favour of Sustainable Development
- GD1 – General Development
- LG2 – The Location of Growth
- H1 – The Number of New Homes to be Built
- H4 – Residential Development on Small Non-allocated Sites
- H6 – Housing Mix and Efficient Use of Land.

Barnsley Local Plan – Supplementary Planning Document (Design of Housing Development):

- D1 – High Quality Design and place Making
- GD1 – General Development (as per Barnsley Local Plan)

Local Design Guides and Standards:

- South Yorkshire Residential Design Guide

Planning Context and Justification

We believe that the principle of development on the site at Cemetery Road is supported by the Barnsley Local Plan and Supplementary Planning Document, due to the integration of the policy standards highlighted above, and with a precedent set by the planning approvals for further dwellings on the neighbouring site at number 117 Cemetery Road (Application Number 2013/0572).

We understand that the policy of the local plan would prefer to focus development towards a sustainable approach in terms of the economic, social and environmental factors. We believe the proposal meets the requirements of SD1 on a small scale scheme through the site design and layout and construction approach of the proposed dwelling which will aim to re-use discarded shipping containers as well as utilising sustainable living features such as solar powered energy, air source heating and rainwater harvesting.

The proposal can be classified as 'Infill Development' which is supported in the Barnsley Local Plan (SPD) as outlined in point 23. The site has been designed to reflect a number of the points highlighted within GD1, including the orientation of the dwellings frontage towards the public highway, spacing between neighbouring properties which is consistent with the existing street pattern, no encroachment of the street building line and consideration of the existing ridge and eaves heights of surrounding properties.

The proposal has been designed to carefully avoid imposing any adverse impacts upon the amenities of existing and future residents in line with Local Planning Policy GD1. The proposal will not result in any drainage or flood risk issues and can be safely serviced from Cemetery Road with local shops, services and public transport links within walking and cycling distance of the site. In addition, design principles such as the layout of the site and siting of the proposed property, utilisation of existing access point, orientation of the proposed dwelling in line with the neighbouring properties fields of view and considering the blank façade of number 123 Cemetery Road, means that the scheme does not affect residents by way of loss of light, overlooking or being overbearing, particularly due to the single storey nature of the design.

In order to meet the requirements of Standard D1 of the Barnsley Local Plan SPD, the dwelling has been designed to have the appearance of a single storey bungalow, within a suitable plot size and which fits with the context of its setting and reflects contextually responsive design principles. Aesthetically, and in accordance with D1, the dwelling has been designed in a lineal functional arrangement fronting onto Cemetery Road, providing an elongated front elevation, such as a vernacular of its surrounding context. Its form utilises a

shallow mono-pitched roof to accentuate the perception of a bungalow consisting of a larger footprint down the site. The materials selected represent a collaboration of the surrounding architecture, with an emphasis of stone bricks to the front elevation, much like many of the neighbouring properties. The intention is to use good quality materials in a well organised, attractive and interesting manner to enhance the existing street scene and helping to contribute towards place-making. The form of the building is a response to maximising the key views and vistas in and out of the site whilst carefully considering the contextual scale, layout, styles and materials.

The proposed dwelling has been designed with appropriate massing and scale to reflect local buildings, whilst allowing the internal functional spaces to enhance a luxury living opportunity for younger people to live independently as stated in Housing Strategy Objective 5, as well as efficiently utilising the currently vacant plot for a residential development to help meet housing demand as demonstrated in Planning Policies LG2, H1, H4 and H6.

In light of the above and the Council's current housing supply position, it is considered any application for residential development on the site should be considered favourably. The scheme provides a suitable proposal for a small development on a currently undesirable and neglected plot, and represents the principles of the Barnsley Local Plan and ensures that they are at the forefront of the proposal and therefore the proposed dwelling will not have a negative impact on the site or its surrounding contextual values.