

**DESIGN & ACCESS STATEMENT**

**PROPOSED RESIDENTIAL DEVELOPMENT**  
**BOLTON HALL**

**ON BEHALF OF**

**H C Developments Co 3 Ltd.**



**Job Ref: 12,387**

# HOWARD AND SEDDON PARTNERSHIP

CHARTERED ARCHITECTS

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## **1.0 INTRODUCTION**

- 1.1 This Design and Access statement has been prepared for use in this application for Detail Planning Permission by Howard and Seddon Partnership on behalf of H C Development Co 3 Ltd for the demolition of the existing care home and erection of 28No residential dwellings units with associated access, roads and landscaping..
- 1.2 This statement is submitted in support of this application and should be read in conjunction with drawings and other information submitted for consent listed with section:- 3.0 Associated information.
- 1.3 This application is based upon the previous request for pre-application advice and maintains the established characteristics of both the pre-application advice submitted plans and the surrounding area.
- 1.4 The site is situated to the East of Barnsley Town Centre and measures approximately 1.2ha.

## **2.0 DESIGN CONSIDERATIONS**

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access

### **2.1 Use**

- 2.1.1 Currently the existing building is vacant, the building housed the former Care Home. The building is being demolished.
- 2.1.2 The proposal is to provide a new development of residential dwellings comprising of 28no houses with associated parking, landscaping and external works.
- 2.1.3 The site is well positioned in a residential area of Rotherham and is within walking distance of shops and services.

### **2.2 Amount**

- 2.2.1 The proposal is to provide 28no two/three storey dwellings containing 4no bedrooms with associated parking and external works.
- 2.2.2 The proposal includes 2no incurtiledge parking for all dwellings.

## **2.3 Layout**

- 2.3.1 The proposed access road into the site follows the line of the existing access road with houses to the right hand side of the road. The grassed / tree lined area to the left of the road will be retained.
- 2.3.2 The proposed layout of the houses has been designed to take into account the existing trees the form various Tree Preservation Orders. We have taken advice from our consultants Cheshire Woodlands with regard to tree route protection zones and tree shadowing.
- 2.3.3 Currently there is a 'walked path' through the site which links to the recreation / play area (Wath Road). The 'walked path' will be retained to follow the new access road through the site. The footpath is not defined as a public right of way to the best of our knowledge.
- 2.3.4 The proposed houses are a mixture of detached and semi-detached dwellings, with car parking spaces generally to the side of the properties.

## **2.4 Scale**

- 2.4.1 The site area is 1.2 hectares / 2.9 acres. Given the TPO statues of the trees around and within the site the area of developable site is greatly reduced. When the areas of TPO trees are removed the site area is 0.89 hectares / 2.2 acres. Therefore 28no dwellings equates to 31no dwellings per hectare.
- 2.4.2 The proposed dwellings are two and two/ three storey.
- 2.4.3 Surrounding properties are two and three storey, and there are bungalows, houses and apartments.

## **2.5 Landscaping**

- 2.5.1 Landscaping proposals have been prepared by V Swift of The Plant Room.
- 2.5.2 Each dwelling has a private rear garden with small front garden areas.

## **2.6 Appearance**

- 2.6.1 All dwellings will utilise reconstituted stone elevations with imitation slate roof by Marley or similar. Details will be agreed with the Local Authority prior to construction works commencing on site.
- 2.6.2 The scale, width and eaves heights for the proposed building are to be complimentary and subservient with the adjacent properties and will create a positive connection within the street scene.
- 2.6.3 The development will draw on traditional materials and detailing.

2.6.4 UPVC windows and rainwater goods will be used throughout the development, with grey windows and black rainwater goods.

## 2.7 Access and Movement

2.7.1 Level access will be afforded to all dwellings via the main entrance door.

2.7.2 The site is within a 100m of local amenities and is located within a well established residential area.

2.7.3 Bolton-Upon-Deane Railway station is within 0.8km of the site.

## 2.8 HQI / BFL / LTH

2.8.1 All dwellings have been designed approaching compliance with Housing Corporation Quality Indicators (HQI Standards) and where possible Life Time Homes. Refer to Appendix 'A' and 'B'.

2.8.2 A Building for Life assessment has been completed to indicate the development will achieve 'silver'. Refer to Appendix 'C'

## 3.0 ASSOCIATED INFORMATION

3.1 This Design and Access Statement should be read in conjunction with the relevant application drawings and documents, specifically:-

### Howard and Seddon ARIBA Chartered Architects drawings:

#### As existing

12,387 / 99A Location plan

#### As proposed

|               |                         |
|---------------|-------------------------|
| 12,387 / 200A | Existing Site Plan      |
| 12,387 / 201D | Proposed Site Plan      |
| 12,387 / 202C | Proposed Floor Plans    |
| 12,387 / 203B | Proposed Elevations     |
| 12,387 / 204B | Proposed Elevations     |
| 12,387 / 205A | Proposed Street Scene's |

3.2 Supporting Information & Documents by other consultants

- Extended Phase 1 Habitat Survey - Tyrer Partnership
- Geo-Environmental Desk Study - Phase 1 - LK Consult
- Flood Risk Assessment - LK Consult
- Drainage Strategy Report - LK Consult
- Affordable Housing Statement - Neil Tatton
- Landscaping Proposals - The Plant Room
- Tree Survey & Constraints Plan - Cheshire Woodlands
- Transport Statement - ODOM Merebrook

### 3.3 Community Consultation Statement

We have issued proposals for the development to Councillors Noble, Sixsmith and Johnson on 8th May 2016 for their comments prior to submission of the application. To date we have not received any feedback.

## 4.0 PLANNING HISTORY

### 4.1 Application details taken from Barnsley MBC planning portal:

#### **B/04/0331/DE**

Location: Former Battery Works  
Proposal: Residential Development  
Decision: Approved

#### **2009/1392**

Location: Bolton Hall  
Proposal: Extension to Rear  
Decision: Approved

#### **2014/0497**

Location: Bolton Hall  
Proposal: Extension to Front  
Decision: Approved

#### **2014/1482**

Location: Bolton Hall  
Proposal: 5no Care Bungalows  
Decision: Approved

#### **2014/1155**

Location: Bolton Hall  
Proposal: Tree works - felling  
Decision: Approved

#### **2007/1454**

Location: Bolton Hall  
Proposal: Removal of tree  
Decision: Approved

#### **2009 0359**

Location: Bolton Hall  
Proposal: Tree works  
Decision: Approved

## **5.0 SUMMARY & CONCLUSIONS**

This application seeks full planning permission for the redevelopment of existing site for the erection of 28no dwellings at the site of the former Bolton Hall Care Facility.

The site lies in a highly sustainable location and is accessible by public transport and within walking distance of a wide range of shops, services and community facilities. This provides a strong opportunity for residential development on a site that would otherwise remain vacant.

The layout and accompanying information demonstrates that the proposed development can be accommodated within the site, in accordance with planning policy and to a high standard of design. The development will deliver an improvement to the residential amenity of adjacent occupiers and visual amenity of the local area.

## **6.0 APPENDICES**

- A - Housing Quality Indicator Assessment
- B - Life Time Homes Assessment
- C - Building for Life Assessment

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Job No.12,387  
July 2016