



PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT -

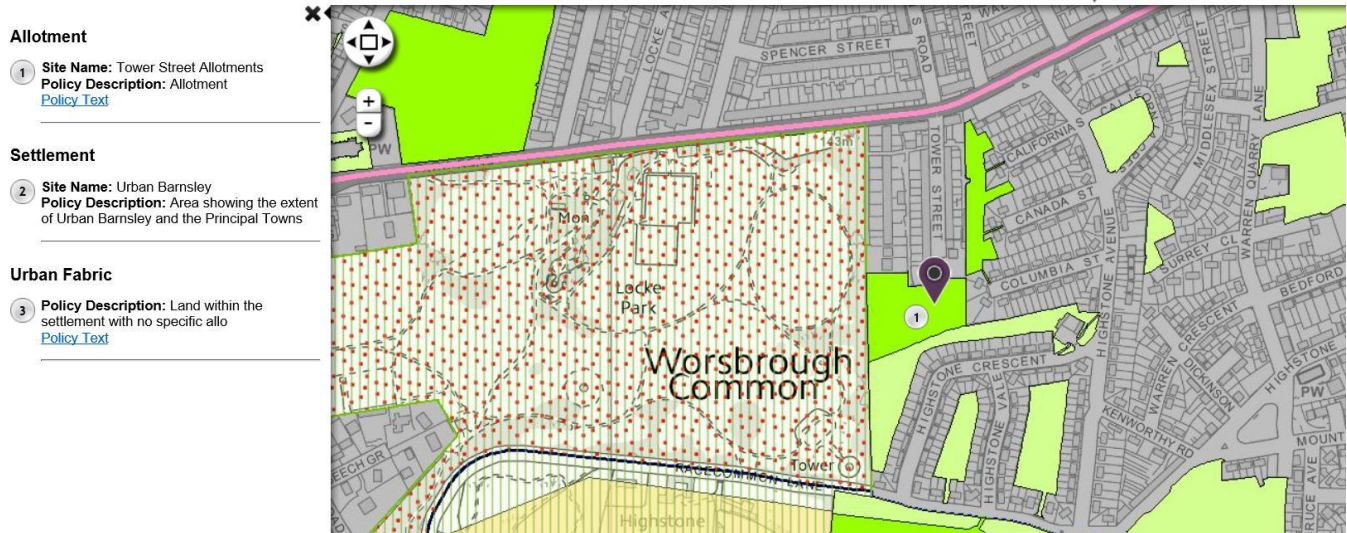
5NO DWELLINGS: TOWER STREET, BARNSELY S70 1QS

This Design and Access statement is prepared by Windle Cook Architects in support of the Planning Application for the development of 5no. houses on land at the end of Tower Street, Barnsley S70 1QS. The statement follows the form preferred by CABE in the document *Design & Access Statements- how to write, read and use them*

1. Context

The site lies at the southern end of Tower Street, Barnsley in an existing residential area. Tower Street is an adopted residential cul-de-sac which currently has no definitive end or turning space.

The site is wholly within the settlement Limits shown in the adopted UDP, and is classed as allotment, although this use ceased many years ago and the applicant understood it would be reclassified when the Development Plan was last reviewed.



Extract from UDP

The land provides little in the way of public amenity, which is afforded by the adjacent Locke Park.

2. History

Perusal of historic maps shows

1855- undeveloped, Glebe College land.

1893- undeveloped, Tower Street houses have been built on the west side of the road, and bottom half on the east side. and the land to the east is California Gardens allotment site. To the west, Locke Park is laid out.

1906- undeveloped, housing on west side of Tower Street completed, California Gardens remains to the east.

1931- no change

1938- undeveloped- land to East and South has roadways but no built development

1955- undeveloped- surrounding area now much as today.

1962- site shown as allotment gardens

1973- no change

1983- no change

3 Planning History



Refused Planning Applications

- **Application Number:** B/97/1519/BA
Application Type: Auto-generated : 6
Decision Letter Date: 29/01/1998
Decision Status: UNKNOWN
Decision Type: Refused
Development Description: Erection of dwelling
Development Address: Land at Tower Street, Barnsley.
Officer: Historic
Received Date: 17/02/2003
Registered Date: 21/01/1998

4.Amount

The proposals are for 5 detached houses each with a large garage and parking space.

The site area is 0.34 hectares, giving a density of 14.7 dwellings per hectare.

5. Site Constraints

The site rises steeply from the end of Tower Street, it will be necessary to undertake some earthworks to establish a suitable gradient to the access. The site contains significant trees along the southern boundary which have been accommodated in the design. The site has panoramic views across Barnsley to the North.

6. Site Layout

The dwellings will be 2 /3 storey to take advantage of the distant views.They will be accessed from a private drive which will provide a turning facility for a fire appliance at the end of Tower Street.

7. Pre-Application Advice

A formal pre-application was submitted to Barnsley Council on 29 March 2017. The full response is included within this document. In principal, development is considered acceptable, and the initial proposal for 9 dwellings has been reduced to 5 which can be accommodated off a private drive. The 5 dwellings have been sited further away from the southern boundary to reduce pressure on the protected trees. The Council requested that a Tree Report, Ecological Report and Mining Risk Assesment formed part of the submission and these documents are included.

No response was received from Highways.

8. Design

The design of the proposed dwellings is traditional with manmade stone walling under slate pitched roofs reflecting the local vernacular.



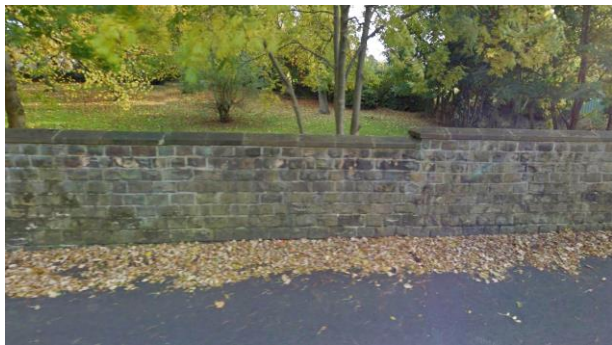
Traditional housing Park Grove and Park Road



Proposed development- a strong rhythm of gables and hierarchy of openings reflects local character



View from outside the site entrance gate



Wall to Park Road



Wall to development

Boundary treatment to frontages is important in defining character. The development will be contained within a high walled garden which gives security and also reflects the curtilage of the adjacent Locke Park as seen along Park Road.

The internal layout of the dwellings responds to the site maximizing its potential to support a high quality scheme. The existing gradient of Tower Street is continued into the site, the dwellings will have a garage at lower ground level. Utilizing the existing change in level. Living accommodation at first floor is at garden level to the rear of the properties. This has ensured there will be no change to existing

ground levels around the protected trees. Also, having living accommodation at this level reduces the impact of the trees upon the amenity of the dwellings.

9. Ecology

The site is cleared and the Council confirmed at Pre-application stage that it is of little ecological value. A separate Phase 1 Habitat Report has been commissioned and is attached to this document.

10. Sustainability

The site is accessed off Park Road which is a main bus route and close to the Town Centre and all amenities. Locke Park is close by providing open recreation space.

The site is close to Junction 37 of the M1 with links North and South.

The development will benefit from high levels of insulation required under current Building Regulations and be a well sealed structure. High efficiency heating systems will be installed alongside low energy lighting. The use of passive solar gain and active solar water heating may be incorporated in the design. Exterior lighting will be PIR/dawn to dusk controlled.

Provision for clothes lines for drying of washing will be incorporated, and consideration given to rainwater harvesting from some of the roofs.

Rainwater generally will be taken to soakaway subject to a satisfactory percolation test.

11. Flood Risk Assessment.



Inspection of the Environment Agency Flood Map shows the site is not considered at risk from flooding.

12. Access Statement

Access to the site is from Tower Street, and the applicant has a confirmed right of access under a covenant from 1920. Tower Street is an adopted highway which rises at approximately a 1 in 9 gradient. The site initially rises steeply, and consequently there will be some earthworks required to form the site access which is proposed at a 1 in 10 gradient. Access for people with disability can be achieved once within the curtilage and the provision of paved areas at 1 in 12 gradient with level access thresholds will ensure an inclusive environment. Internally, the dwellings will be designed in accordance with current Building Regulations, which specify door and corridor widths, toilet provision and heights for switches and sockets etc. to create a high standard of accessibility.

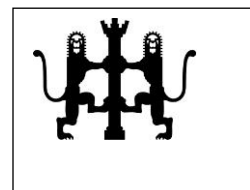
13. Mining Risk Assessment

The site lies within a coal mining area, and a Coal Authority Mining Report and structural engineers Risk Assessment is provided as part of the submission.

windle cook architects

927 Chesterfield Road. Sheffield S8 0SS

tel. 0114 2359910



e mail: architects@windlecook.free-online.co.uk