

### **Design and Access Statement (Amended 18 Jan 2018)**

This statement has been prepared in support of an application for Outline Planning Permission with Means of Access. Appearance Landscaping Layout and Scale are Reserved Matters.

#### **1.0 Assessment**

The site is located to the east of Pantry Hill and the south of Darley Grove Worsbrough Dale. It is currently occupied by Darley House (the retained part of which is excluded from this application) which is an early Georgian house with later Victorian additions to the east, all of which are currently in multiple occupancy.

The site has been used to provide living accommodation and opportunities for young adults seeking to progress their careers in the creative industries. Since the financial crisis in 2007 the present owner has struggled to continue to fund and grow the 'Darley Arts Project' and now needs to look for a different use for the site.

There is a former stable/outbuilding building located immediately to the east of the site which is also owned by the applicant but does not form part of this application. Refer to OS1 Site Location Plan for definition of boundaries.



Fig 01. Aerial Photo with proposed development site edged red (indicative – refer to Site Location Plan for accurate boundaries).

#### **1.1 Physical Context**

A topographical survey has been prepared and a copy is included with the application documents. It illustrates existing buildings at the site and boundaries which comprise a mix of stone walls, hedges and fencing. The land has a significant fall of around 7 meters from North to south which follows the natural contours of the area. The site is surrounded by high density terraced housing to the north and west and semi-detached two storey housing to the south. Allotment gardens are located to the east.



Fig 02. Typical housing adjacent to the site



Fig 03. Typical housing adjacent to the site

The principal building on the site is an original Georgian house which was extended with a lesser quality Victorian extensions to the east.



Fig 04. Original Georgian house (left)



Fig 05. Victorian extension to be removed

There are two points of access, one from Pantry Hill which is the principal entrance for motor vehicles and a secondary entrance in the northern corner at the junction of Pantry Hill Grove Street and Darley Grove (no through road).



Fig 06. Existing access to Pantry Hill



Fig 07. Extg access to Darley Grove

There are a number of mature trees at the site predominantly located towards the southern boundary and smaller trees and hedges that have been planted by the current owner.

## **1.2 Planning**

### **1.2.1 History**

The site has been the subject of a number of previous planning applications the most relevant of which helped to establish the Darley Arts:

- B/99/1460/WB Change of use of dwelling to house in multiple occupation. This related to Darley House and stated that no more than 10 lodgers should occupy the premises.
- B/03/0843/WB Erection of three-storey extension to include workspace, three s/c accommodation units, studio bedrooms with shared facilities and study room.

The B/99/1460/WB permission was implemented but the second permission for further extension was not. The current use of the site is therefore assessed as residential HMO.

The second permission did establish the suitability of the site for further development and additional occupancy of up to 12 additional residents and associated vehicle movements.

### **1.2.2 Allocation**

The Barnsley MBC Unitary Development Plan indicates that the whole of the site is within Housing Policy Area. The land to the east is allocated as Allotments.

### **1.2.3 Density**

The total site area is 0.25 Hectares and the indicative Site Layout Plan shows how a total of 10No units could be accommodated giving a density of 40 dwellings per hectare. Given the highly sustainable location and existing high density housing in the area, a density of 40/Ha is considered to be appropriate.

### **1.2.4 Affordable Housing**

The total number of dwellings shown on the indicative site layout plan is 10No which is below the threshold for affordable housing which will not apply.

### **1.2.5 Community Infrastructure Levy (CIL)**

It is acknowledged that Barnsley MBC is currently consulting with regard to the introduction of a CIL payment which may apply to development under the emerging Local Plan.

## **1.3 Site Constraints and Conditions**

### **1.3.1 Contamination**

A Phase 1 Desk Top Study has been prepared and a copy is included as part of the application documents.

It recommends that a Site Intrusive investigation is undertaken to examine the potential environmental risk and confirm any areas of fill together with soil analysis. It includes a Coal Mining Risk Assessment which identifies the potential for shallow workings and recommends that the Site Investigation should include rotary open hole boreholes to 30m to confirm the presence or otherwise of any shallow coal beneath the site.

### 1.3.2 Drainage and Flood Risk

A Drainage Statement and Flood Risk Assessment has been prepared and is included as part of the application documents. The site will be developed with separate foul and surface water drainage systems.

Foul water will drain to a public sewer in Pantry Hill and existing drainage which is examined further in the report.

Having given consideration to sustainable drainage methods it is considered that topography and geology make the site unsuitable for soakaways. Surface water drainage will be attenuated on site and taken to an existing watercourse.

### 1.3.3 Existing Landscaping

There are a number of mature trees on the site and a Tree Survey and Arboricultural Impact Assessment has been prepared and included with the application documents.

The proposals will require the removal of some of the trees to allow the site to achieve development that will be financially viable given the need to construct a new adopted road and undertake access improvements.

Trees have been retained on the site adjacent to the southern boundary and indicative proposals for new tree planting are also included on the Site Plan ref: P10 Rev B. It should be noted that the present owner has worked with the council over the years to manage the trees at this site and continue a scheme of planting young trees which will now help to maintain the tree scape.

### 1.3.4 Ecology

A Preliminary Ecological Appraisal of the site has been prepared and a copy of the report is included as part of the application documents.

The report is based upon Phase 1 habitat survey methodology, and bat surveys in July and August of this year (2017).

No protected species were identified. The report makes a number of recommendations with regard to mitigation in respect of loss of trees and habitat although the resultant impact to nature conservation would be at site level only, and concludes that, subject to the mitigation measures being implemented, further survey work is not required.

## **2.0 Evaluation**

### 2.1 Use

The site is allocated as Housing Policy Area and is currently in residential use. The proposed residential use is appropriate and consistent with the surrounding use.

### 2.2 Amount

An indicative Site Plan ref: P10 Rev B has been prepared and a copy is included with the application documents. This provides details of the access and an indication as to how the site might be developed to provide a total of 10No new dwellings. The original Georgian part of Darley House to be retained but which is excluded from this application is in multiple occupancy has been allocated 4No car parking spaces.

The site has a total area of 0.25 Ha producing a density of 40/Ha which complies with planning policy.

The layout comprises:

2No - Type A	3 Bed	2 storey dwellings	83.4 sqm
2No - Type B	3 Bed	2 storey dwellings	78.0 sqm
2No - Type B1	3 Bed	3 storey dwellings	86.0 sqm
2No - Type C	2 Bed	2 storey dwellings	63.4 sqm
2No - Type D	2 Bed	2 storey dwellings	70.0 sqm

The proposed new dwellings exceed the requirements for minimum floor areas outlined in the South Yorkshire Residential Design Guide.

Most dwellings have front gardens and all have rear gardens which provide adequate private external amenity space.

Parking spaces comply with parking standards and provide 1 parking space for each 1 or 2 bed dwelling and 2 spaces for 3 bed dwellings as well as providing a visitor parking space.

### 2.3 Layout

Layout is a Reserved Matter

New dwellings have been designed to maintain minimum distances between new dwellings and existing dwellings to the site perimeter to avoid loss of privacy and prevent overlooking.

Access is taken from Pantry Hill to the west of the site where an existing access has been improved in conjunction with improvements to Pantry Hill. A pedestrian access has been retained to the north corner of the site serving Darley House.

The highway improvements are explained further in the supporting Highways Statement which is included with the application documents.

### 2.4 Scale

Scale is a Reserved Matter

Existing dwellings adjacent to the site are two storeys and, although scale is a reserved matter, the indicative Site Plan shows that proposed dwellings are two and three storeys to take advantage of the significant gradients which exist at the site. Three storey dwellings would be limited to Units 1, 2, 13 and 14 with garages at lower ground floor level to Units 1 and 2 and Units 13 and 14 having an under-croft at the rear such that elevations facing the access road would be two storey, subject to detailed design.

### 2.5 Landscaping

Landscaping is a Reserved Matter

The site will retain a significant amount of mature landscaping which will be supplemented by new tree planting to mitigate the proposed tree removal. Full details of tree planting should be agreed as part of a subsequent application for Reserved Matters.

### 2.6 Appearance

Appearance is a Reserved Matter

The majority of traditional buildings within the area are constructed in stone and brick with blue slate and concrete tile roofs.

Although appearance is a Reserved Matter we would suggest that materials for the site could include a similar mix of brick and stone external walling with plain dark grey concrete tiles and white window frames with coloured doors.

### **3.0 Access**

A Highways Statement has been prepared in support of this application and is included as part of the application documents.

#### **3.1 Service Vehicle Access**

The proposals illustrate improvements to the public highway at Pantry Hill and the formation of an adopted access road which is suitable to accommodate the movements and turning of refuse and other service vehicles.

#### **3.2 Inclusive Access**

Despite the fact that the site has a significant cross fall it will be possible to achieve a level access to a number of the proposed dwellings. A number of other dwellings will however need to have a stepped approach.

#### **3.3 Sustainability**

The site is located within an established housing area within walking distance of all local facilities and a short distance from Schools. It is well served by public transport links to local villages and towns and is considered to be a highly sustainable location.

### **4.0 Summary**

The good intention of the current owner of this site to create a Social Enterprise providing a low cost base for young people trying to pursue a career in the arts was significantly affected by the financial crisis in 2007 and despite his attempts to continue to run the 'Darley Arts' project he is no longer able to continue and needs to look for an alternative use for the site.

Given that the site is allocated as a Housing Policy Area the most appropriate use is Residential. The proposals show a redevelopment of the site which retains the original Georgian House, removes a lesser quality later Victorian wing which has suffered significant damage through mining subsidence allowing a compact and high quality development of small dwellings and apartments appropriate to the location.

The development will help the council to address its current lack of a five year housing supply within a highly sustainable location. There are no technical reasons to prevent the site from being developed and subject to permission being granted it would be the owner's intention to release the site for development.

The development of site is consistent with local and national planning policy and we look forward to receiving the councils support with regard to these proposals



**MBooth Design**