Design and Access Statement

in support of Planning Application For;

3 new dwelling houses on the site of the former Butcher Shop and slaughter house on Cross butcher Street, Thurnscoe.

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INTRODUCTION

This design and access statement has been prepared to accompany the planning application for the construction on 3 new dwelling houses on the site of the former houses, Butcher Shop and slaughter house on Butcher Street/Cross Butcher Street, Thurnscoe.

No buildings remain on the site and the land remains derelict and is gradually becoming overgrown with self-seeded grass and weeds.

The surrounding area is mainly residential with a mixture of privately owned and council owned rented properties.

There are a wide variety of properties in the area ranging from terraced houses to detached and single storey to 2 storey properties. The properties also vary significantly in style, materials and ages.

NATIONAL PLANNING POLICY FRAMEWORK

NPPF was published in March 2012 to replace and simplify the previous guidance in the PPS. The document sets out the basis of the Governments approach to the planning system and how it contributes to sustainable development.
It states
There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- ***an economic role*** *– contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- ***a social role*** *– supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- ***an environmental role*** *– contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

The NPPF outlines some of the ways sustainable and inclusive patterns of urban development should be facilitated included are the following guidelines which have been integral to the developments design process at all stages.

These principles are that planning should:

1. *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*

2. *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*

3. *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

4. *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*

5. *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*

6. *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;*

The site currently derelict and of poor ecological value. A development on this site will serve to enhance the visual environment as well as contributes towards the overall supply of housing in the local area. It is considered that the proposals fit well within the local area contributing effectively to the social, economic and environmental stability of Thurnscoe.

The development provides a high quality development of 3 bedroom family houses with 2 different footprint thus appealing to a wide range of individuals already residing in local properties. The good design of the development will contribute positively in the local area enhancing Thurnscoe as a desirable place to live.

The development is in a location that will allow all future residents to use alternative means of transport. As footpaths and surrounding road networks are suitable for pedestrians and cyclists. This site also has the added benefit of being in walking distance to local amenities and shops as well as bus and rail networks.

The site is identified as being low risk in terms of flooding and falls within zone 1 of the Environment Agency's assessments. The development will be able to utilize the existing water supply and drainage that served the former Butcher Shop and slaughter house.

LOCAL PLANNING POLICY FRAMEWORK

Barnsley Councils Supplementary Planning Document sets out additional guidance to compliment the National Planning Policy Framework and sets out the principles that will apply to the consideration of planning applications.

Relationship with existing dwellings and space between proposed dwellings

The layout and design of new housing development must ensure that high standards of privacy, light and outlook are provided for existing and proposed residents.

This development has been designed to meet these criteria by avoiding windows that overlook any existing dwelling or its garden. The only window that overlooks an existing dwelling/garden is a bathroom window and as such will be obscure glazed.

The new properties have been designed with low, hipped roofs so as to not overshadow the existing dwelling and garden. There will be no significant intensification of vehicular and pedestrian movements close to any existing dwellings.

External spacing standards

1. The front elevations facing the road are approx. 18.2m away from the houses opposite. This fits in well with the external spacing standards recommended in the supplementary planning policy.
2. The properties are designed so that the rear elevation does not overlook any habitable rooms of neighbouring property. The rear elevation is at least 19.5m away from the neighbour's gable wall in which there are no windows.
3. All proposed habitable room windows are more that 10m away from the boundary of any private garden.
4. The positioning of the proposed dwelling houses has been designed so that the gable wall is partially offset from the rear elevation of the existing dwelling so that it does not overshadow the window/door of the existing habitable room on the rear elevation.
5. The rear gardens of the proposed three bedroom houses are all greater than the $60m^2$ required by the spacing standards.

Character/Streets

The development has been designed to fit in with the character of the area as well as trying to enhance the street scene and provide good quality family housing.

The new houses are 2 story terrace houses in keeping with the vernacular of the area. The openness of the street scene has been maintained by providing small open plan gardens fronting the road. The provision of a parking space adjacent plot 1 provides a buffer between the new properties and the existing bungalows.

Consideration has also been given to the view looking North along Butcher Street towards Cross Butcher Street. We felt that the street scene would be enhanced by providing an active frontage on along Cross Butcher Street by forming the main entrance to plot 3 in the gable.

The roof pitch has been kept low in keeping with other properties in the area and has been hipped to match the style of the adjacent bungalows.

Residential parking

One parking has been provided per property. Parking has been designed to current standards and to be adaptable for the future needs or residents.

Gardens/Landscaping/Fencing

A small open plan front garden has been provided to each of the properties. The boundary of each of the gardens is defined by the use of materials that contrast with those used for the main carriageway and footpath and by the positioning of the footpath to the main entrance.

The planting of trees and shrubs has been avoided, in keeping with the character of the area.

Rear gardens are to have a small patio area and footpath leading to rear gated access.

Rear gardens are enclosed by the use of a 1.8m high timber close boarded fence.

The existing site is of low ecological value.

Conclusion

In conclusion the proposed development offers an opportunity to develop a derelict site with accommodation in keeping with the area that is in accordance with national, regional and local planning policy guidance.

It provides a unique opportunity for existing local residents to move to another modern dwelling, while still staying in and around Thurnscoe. The development offers this opportunity for 3 bedroom family accommodation thus contributing to an effective economic cycle within the housing market at Thurnscoe.

The position of the site encourages alternative transport with obvious benefits to the environment.

Good design in terms of scale, proportion, form, selection of materials and landscaping will provide dwellings that will further enhance the character of the area. This development will inject into a vacant and now untidy looking site a quality development synonymous with this area.

DESIGN STATEMENT

Introduction of proposals

The Applicants Scheme provides a development of 3 no 3 bedroom family houses on a currently vacant site. The site in general and house types have been designed to building regulation standards, Local Authority policy and guidelines and other guides such as Lifetime Homes Standards. This has ensured adaptability and flexibility has been designed into the homes whilst maintaining high quality design standards.

Design Overview

The development is set on the back from the edge of the footpath and provides one off-street car parking space per dwelling.

Externally the fronts of the houses are set back from the public footpath therefore lessening the impact of the front elevation whilst still maintaining the harmony with the street scene.

To the rear of the site there is private amenity space serving each of the dwellings.

Building Materials

In general the materials used will meet those as set out in sustainable construction guides such as;

- National Green Specification
- BRE
- Department of Trade and Industry
- WRAP

The main structure proposed is to be of traditional construction. Walling finishes materials will be sympathetic to match the character of neighbouring properties. Red facing brickwork to an Approved Sample will be used throughout with artstone cills.

For the roofing we propose a plain grey concrete tile to match the existing roofs adjacent the development.

Double glazed UPVC windows finished in white.

The site will provide safe access for all throughout, with the careful design of layout and proposed materials. Hard standing and access paths will be constructed from complementing porous paving.

High importance throughout the design process has been put on minimising the impact on surrounding properties of the development. To this end careful consideration has been given to maintaining adequate distances from neighbouring properties and garden areas and line with the general characteristic of the area.

Highways

The proposals are to create new access points from the road onto each property by means of a pedestrian footpath and drop kerb to an off-road car parking space.

General Design/Building Standards

The Development will be constructed to comply with current Building regulations.

Local authority design policy and guidelines have been carefully studied and applied throughout the scheme.

Sustainability

The Applicant has researched and studied, throughout the design process, areas where the scheme can become as sustainable as possible.

The design process of the development has taken into consideration of the following issues fundamental to any new build.

1. Energy Supply
2. Carbon Emissions
3. Quality of Local Environment
4. Open Spaces
5. Drainage
6. Waste Management and storage of recycling materials
7. Transport

In conclusion the aim of this development has been to provide the highest quality housing using only the best specification materials that will have the least impact on the environment. This has been achieved by specifying and promoting sustainable construction materials and methods during the design stage, and adhering to local authority planning policies and building regulation standards and recommendations. This ensures the development as a whole will be future proof and sustain and enhance the standards of environment and living found in the locality.

ACCESS STATEMENT

Access considerations

1. Parking

Adequate off-street parking has been provided to each dwelling.

2. Public Transport

Existing bus stops for services into the city are located with 350m of the site. The site is also in walking distance from the local train station for further public transport links.

3. Pedestrians

Footpaths to Butcher Street and Cross Butcher Street have been maintained to the perimeter of the site.
Adequate external lighting can be found along this route, and will continue into the site to meet Part 3 BS5489 and DDA recommendations.

4. Main Entrances

All external entrances will be:
a) illuminated to required levels
b) have an accessible threshold. The threshold upstand will not exceed 15mm. The clear opening width of the front door will be 800mm. There will be 300mm to the side of the leading edge of doors on the entrance level.
c) materials in external common areas will comply with H&S directive on slip testing.

It is considered that due to the careful design of the site and houses all access issues have been addressed.

Photographs



Fig 1: View across site from Cross Butcher Street



Fig 2: View across site from corner of Butcher Street and Cross Butcher Street



Fig 3: View across site from Butcher Street



Fig 4 View across site from pavement of Butcher Street



Fig 5 New development adjacent site on Cross Butcher Street