

Proposed Residential Development
Erection of 3 dwellings
Land adjacent 344 New Road
Staincross
Barnsley
S75 6GP

Nov 2012
Ref: 12.18

Version 05

DESIGN AND ACCESS STATEMENT

1.0 Background

- 1.1 This document has been prepared in support of an Outline Planning Application (landscaping and appearance reserved matters) for residential development on land adjacent to 344 New Road Staincross Barnsley.

2.0 Location

- 2.1 The site is located 2.9 miles to the north of Barnsley and .05 miles north west of Mapplewell Village on the north east side of New Road between Nos 344 and 342a.
- 2.2 A Site Location Plan is included at Appendix A



- 2.3 Approximate site boundaries identified by red line above.

3.0 Assessment

3.1 Use

The land is vacant and allocated on the Barnsley MBC Unitary Development Plan as Urban Green Space. Adjacent land is residential and the land to the rear, north east of the site which is currently the Staincross Reservoir operated by Yorkshire Water is Housing Policy.

3.2 Topography

The site is undeveloped and comprises rough grassland. It has a constant gradient of approximately 1 in 6.5 with a fall from the high point at the north east down towards New Road. A topographical survey has been prepared and a copy is included as part of the application documents.

3.3 Access

There is no vehicular access to the site although there is a drop kerb at the south eastern corner which indicates a possible previous access. There is no public access to the site from the New Road frontage.

3.4 Existing Buildings

There are no existing buildings or structures on the site. Adjacent buildings are a mix of traditional two and three storey dwellings with pitched roofs.

3.5 Boundaries

The site is enclosed by boundaries including stone walls and blockwork walls, fences and hedges with occasional self sown trees.

3.6 Public Rights of Way

There are no public footpaths within or adjacent to the site. There is public access to the Staincross Plantation which lies beyond the rear boundary to the north east but no formal link to this land currently exists.

3.7 Trees and Hedges

A Tree Survey Report has been prepared by James Royston Arboricultural Consultant and a copy is included as part of the application documents. The report identifies a number of trees that provide some visual amenity at the rear which are beyond the site boundary and are unaffected by the works. T2 is outside the site boundary and its removal is recommended due to it being potentially hazardous.

The trees affected by the works are T4 T5 G6 G7 and T8. T4 and T5 are cherry trees which can be retained. G6 G7 and T8 are mainly sycamore of Category C some of which could be retained and or replanted with more

appropriate species as part of detailed landscaping proposals which are currently matters reserved. There are no trees of significance that are likely to prevent or influence development of the site.

3.8 Drainage

Foul drainage will connect to existing sewers in New Road. Surface water drainage should be designed with due regard to SUDs and disposed of on site where practicable. The Phase 1 Geo-Environmental Report suggests that ground conditions may not be suitable for soakaways and therefore some attenuation may be necessary before discharge to the surface water sewer in New Road approximately 20m to the south east of the site.

3.9 Flood Risk

The site is not identified by the Environment Agency as being at risk of flooding. There are no watercourses or culverts within or adjacent to the site. Subject to detailed design of surface water discharge there is no reason to expect that the development of the site would lead increase the risk of flooding elsewhere.

3.10 Protected Species

The applicant has commissioned a Phase 1 Habitat and Protected Fauna Survey Report by Whitcher Wildlife and a copy is provided as part of the application documents.

The report concludes that there is no evidence of protected species or suitable habitats on the site. It does suggest that trees and hedges on site can provide habitat for nesting birds and that their removal should be undertaken outside the bird breeding season which extends from March to September. It also recommends that bat boxes be included as part of the development to enhance bio-diversity.

3.11 Contamination

A Phase 1 Desk Top Geo-Environmental Assessment has been prepared by Alan Wood and Partners and a copy of the report is provided as part of the application documents.

The report confirms that the site is previously undeveloped although there was a stone quarry on land now occupied by the Staincross Reservoir which lies to the north east of the development site. It contains recommendations for testing for migratory gas and drilling to rule out the possibility of unrecorded mine workings due to the presence of shallow coal measures below the site.

3.12 Sustainability

The site is located within an area within walking distance of Mapplewell Village which has a wide range of local shops and facilities. There are regular public transport links to Barnsley and the surrounding conurbations and good links to the local and national road networks for commuters. The location is considered to be highly sustainable.

Dwellings would need to be constructed to achieve Level 3 in the Code for Sustainable Homes which could include a degree of renewable energy such as photovoltaic panels.

3.13 Planning History

There have been no previous planning applications for development of the site.

4.0 Involvement

4.1 The applicant and his agent were involved in initial discussions regarding potential development with Mr Joe Jenkinson of Barnsley MBC development control on 30 April 2012.

These discussions related to the redevelopment of land including the land at the rear of the site between the current proposals and the Staincross Reservoir. Mr Jenkinson indicated that the Local Authority consider that *'Staincross is very deficient in all types of Greenspace with little opportunity to remedy through DPAS (the forthcoming allocations document)'*, the implication being that development of this site would further reduce the provision of much needed Greenspace within the Staincross area.

The proposals now relate to a much smaller area of land at the frontage to New Road. They also make provision for the possibility of including a footpath link to provide public access to the Staincross Plantation at the rear of the site.

5.0 Evaluation

- 5.1 There is no ownership or technical reasons that would prevent the redevelopment of the site and the proposals are deliverable.
- 5.2 The proposals would have no detrimental effect on the privacy or amenity of local residents and all guidelines for minimum distances between dwellings can be achieved and exceeded.
- 5.3 A Planning Policy Statement has been prepared by ID Planning to address Local and National Planning policy matters and a copy has been provided as part of the application documents.

6.0 Design

- 6.1 Use
The use would be residential. Provision has been made for a footpath link to the Staincross Plantation at the rear of the site. Yorkshire Water retain an easement for a water service pipe along the eastern boundary.
- 6.2 Amount
The site area is 0.12 Ha. The proposals illustrate the erection of one detached 3 bedroom dwelling and a pair of semi-detached 3 bedroom dwellings of similar design all with integral garages. Dwellings would have a gross internal floor area of approximately 117.2m². Each dwelling has one garage and a parking space.
- 6.3 Layout
A site layout is shown on the drawing P1 Rev A. A central access is provided from New Road to a small private drive giving access to the three plots. This allows the frontage boundary wall and landscaping to be maintained avoid excessive open frontage and reversing onto the highway, and provide manoeuvring space for private motor vehicles on site.

The positioning of the dwellings also allows a distance of 30.7m to be achieved between the front elevation (south west) of the new dwellings and the existing dwelling, No 355 on the opposite side of New Road.

6.4 Scale

Proposed dwellings are would be three storey facing New Road and two storeys facing the rear gardens to the north east. A Section and South West Elevation on drawing P2 illustrates the height and scale of the proposed dwellings in relation to existing and proposed ground levels and existing adjacent dwellings. The proposals are to a similar height and scale to existing development and have no overlooking or overbearing effects.

6.5 Landscaping

Landscaping details are a reserved matter.

6.6 Appearance

Details of appearance and materials are reserved matters.

7.0 Access

7.1 A new access will be created centrally along the frontage to New Road where maximum visibility standards can be achieved. A splayed access has been provided to provide inter-visibility with pedestrians as shown on P1 Rev A. Visibility sight lines of 2.0 x 60m+ to the south east and 2.0 x 40m to the north east can be achieved.

7.2 Site levels are such that the frontage parking areas would be laid to falls of approx 1 in 20 to provide access for all and the buildings would be used to break the ground levels between the frontage and the rear.

7.3 Due to existing topography and significant gradient of the site level approach to the new dwellings will only be possible to the lower ground floor and rear gardens are accessed by external steps. Internal circulation will comply with the Building Regulations Approved Documents and in particular Part M 'Access to and Use of buildings'. It will include access to toilet facilities for ambulant disabled at the entrance storey.

7.4 The site has access to the local and national road networks for commuters and also has a regular bus service to local towns and conurbations for those wishing to use public transport.

8.0 Summary

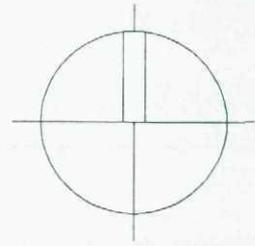
- 8.1 The applicants consider the site to be suitable for a small scale development of 3 dwellings with associated garages and external works in the form of split level dwellings to maximise the potential of the site and avoid detrimental impacts on the privacy and/or amenity of local residents. The proposals are designed to complement existing dwellings adjacent and make efficient use of the site to help deliver additional housing within the Borough. As such we present our proposals and look forward to receiving the support of the Council.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal line and a period.

MBooth Design Ltd

Appendix A – Site Location Plan

North



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LAND ADJACENT 344 NEW ROAD
STAINCROSS
BARNSELY

SITE LOCATION PLAN

Scale 1:1250 @ A4

Date Dec 2012

Ref 12.18

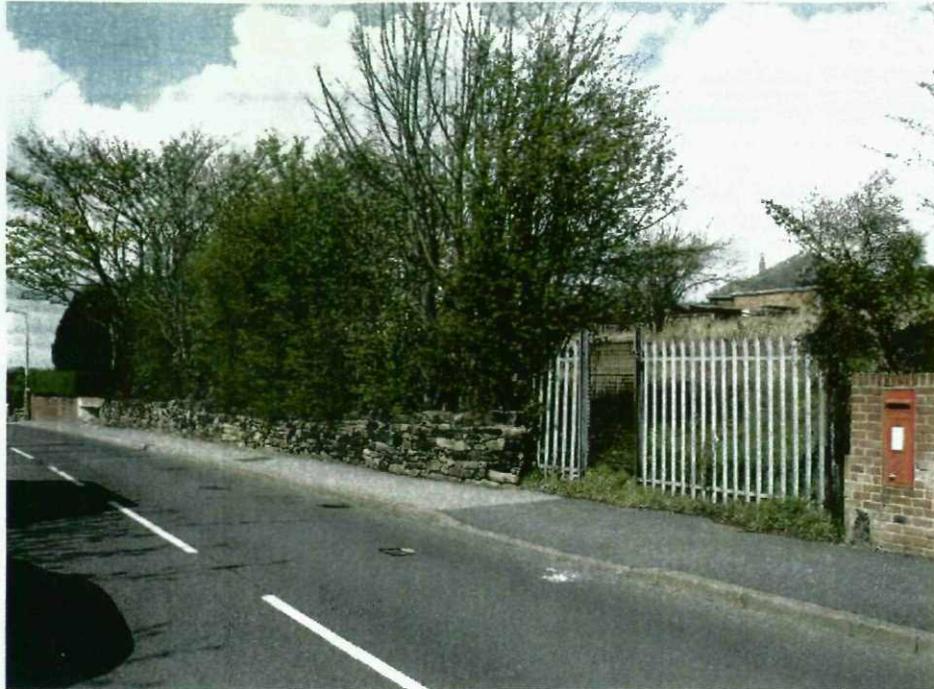
Drwg No OS1

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Appendix B – Photographic Record

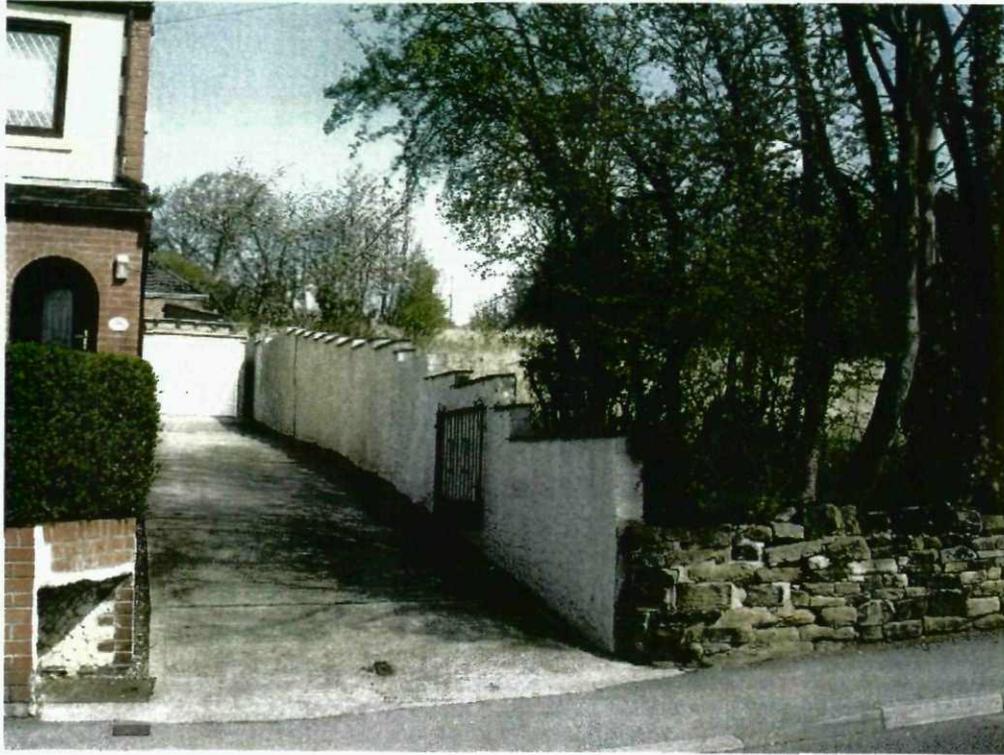
PHOTOGRAPHIC SURVEY



1. Site Frontage to New Road.



2. Adjacent dwellings with undercroft parking.



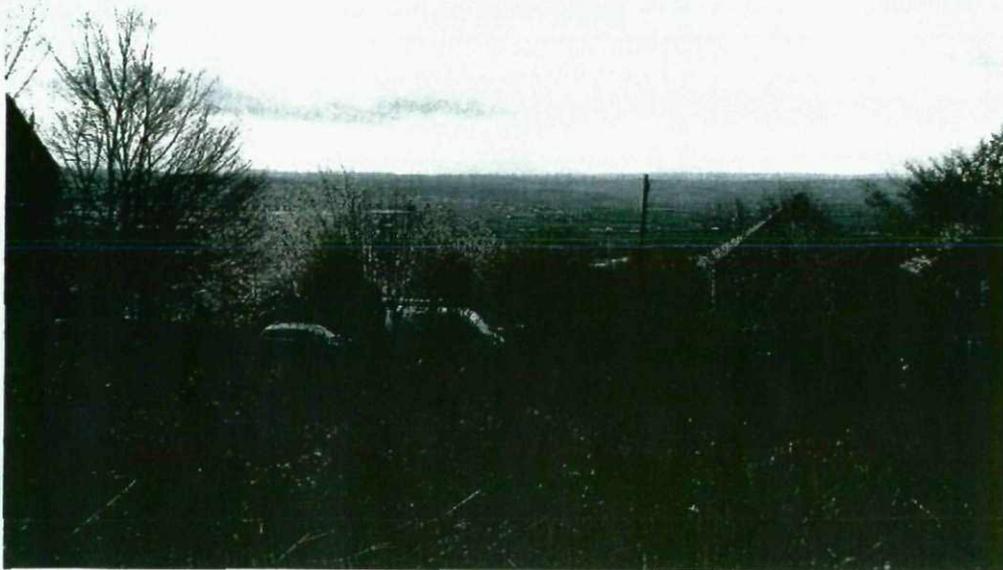
3. Existing access to dwelling and retaining wall adjacent site.



4. Development site looking north east.



5. View from north end of site looking south west.



6. View from centre of site looking south towards New Road.