SITE OF THE FORMER GATE INN PUB | PILLEY, BARNSLEY

Design and Access Statement

A proposal for the erection of a two storey dwelling

Prepared on behalf of:

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1.0 Introduction

1.1 This is a statement submitted in support of a residential development of a stone built detached dwelling located in an attractive village location on the edge of the open countryside in Pilley, a village and civil parish in the metropolitan borough council of Barnsley.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 Physical

The site is the former Gate Inn public house situated along Chapel Road in the village of Pilley near to Birdwell, Barnsley. The existing pub has been partially demolished with a view to restore it and create two new build plots of land. Our client has acquired one of the plots as shown in the attached .dwg file 1917-001.

The site has an area of approximately 685 square metres.

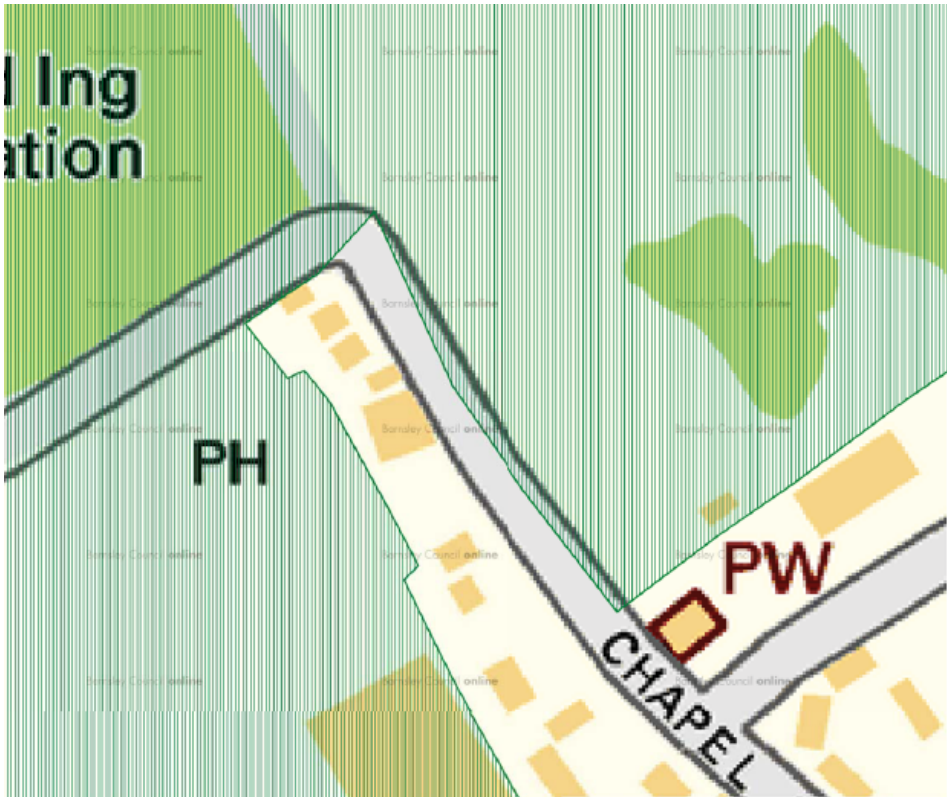
The boundaries are:

- *to the North is the adjacent plot and the existing public house*
- *to the East is Chapel Road and a local park*
- *to the West is open countryside and greenbelt*
- *to the South is a local farm with agricultural buildings located along the boundary.*

The sites bounding edges to the South, East and West are designated Green Belt curtilage, part of the sites amenity space enters into this area and will respect the guidance set out in both national and local planning policy. The building plot itself is not within the green belt and would therefore be available for residential development.

The aerial picture overleaf shows the site in context and the second map highlights the green-belt curtilage around the site, hatched in green.


Pilley Ln
Stainborough View
Chapel Rd
Worsborough View
The Ave
Lidgett Ln

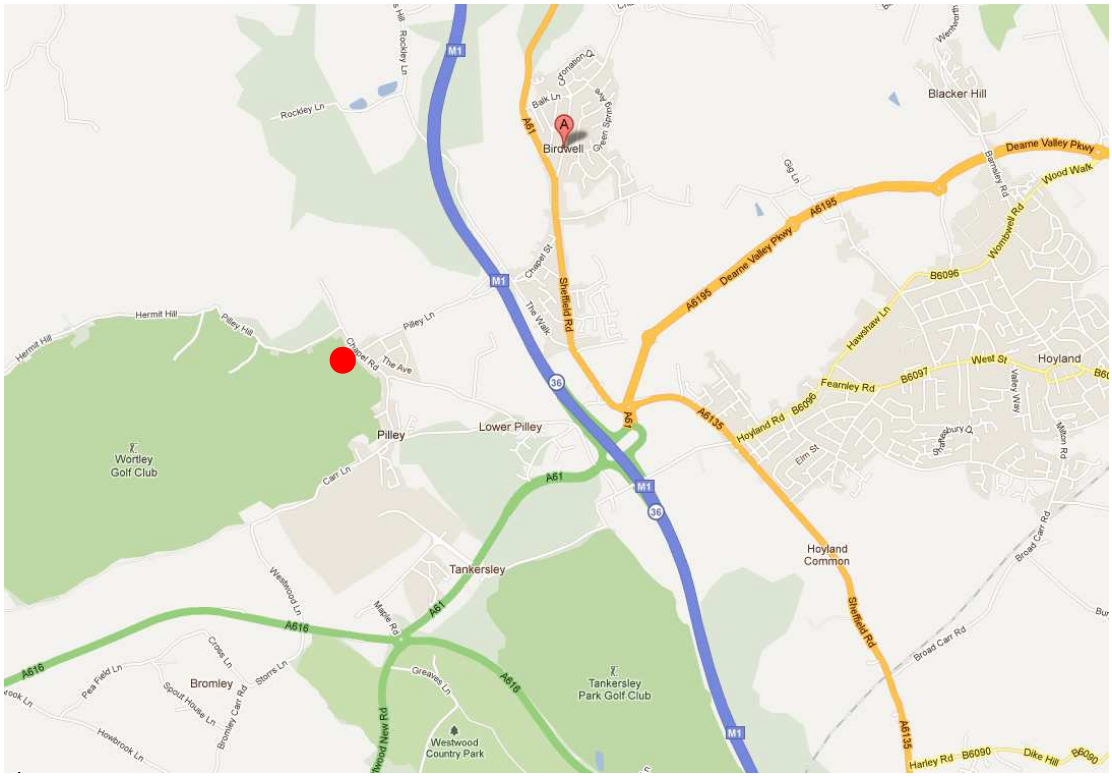

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2.3 Access Audit

The small village of Pilley is located approximately 4 miles South of Barnsley town centre. The village is situated with excellent access to the M1 providing entry at junction 36. This makes it a popular commuter area for residents working in Sheffield, Rotherham or Barnsley but also provides access to a wider context such as Newcastle, Leeds and London along the M1 corridor.

Public transport is available locally at a nearby bus stop, situated next to the post office in the centre of the village. Bus route 7A provides a direct route into Barnsley town centre via Hoyland Common, which is the nearest possible shopping precinct every 40 minutes.

Due to the limited means of public transport the village residents rely heavily on cars for access and egress to the village.



2.4 Social Context

Pilley lies within the Tankersley parish council, whom provide a service to the community and are involved in many activities that affect the area, such as; planning, tourism, licensing, welfare and management of the local context.

The Tankersley and Pilley ward has an approximate population of 1400 residents. The population is thought to be an affluent area with many of its residents earning a salary higher than the national average.

Affordable housing for local people is low and there is a requirement for new housing in the area. 67% of the council properties have been lost through the right to buy scheme. This only leaves a small stock of houses that could potentially be let to local residents. The current average house price for a three bed property in Pilley and Tankersley is £154,000 which is 6 times the average wage in Barnsley. This can exclude the younger generations who have grown up in the area giving them no other option but to move away, fragmenting the community.

The current housing stock in the area varies, from 2 bed bungalows suitable for the elderly to 3, 4 and 5 bedroom properties. There is also a cluster of agricultural buildings tended by farm houses along Chapel Road.

There is substantial green public space in the area with amenities for children as well at the Pilley Pocket Park. The park provides a play area, climbing frames and football a pitch. The countryside is easily accessible for residents on foot providing opportunities for walking activities.

Tankersley Welfare Hall provides the local residents with regular events and activities.

2.5 Economic Context

There are some strong economic factors worth mentioning in the area the most notable is the Wentworth business park located less than a half a mile from the village along the A61. The business park provides a number of opportunities for employment in the area in a varied number of industries, Pilkington glass, Mercede Benz and HSBC have units on the park. In addition to this the area has employment opportunities in the leisure and catering industry at various business; Tankersley Manor, Taybarns, Premier Inn and Mc Donald’s are all located in a 1 mile radius of Pilley.

The majority of land use to the south and south-west of the site is designated farming land; this is within the green belt of the area.

2.6 Character

The local area is based in a semi-rural location that has a varied mix of housing types providing a wide range of accommodation. The centre of Pilley village provides ex-council owned semi-detached houses and bungalows, which as discussed earlier, are now privately owned.

The site is situated along Chapel Road, this is a main route that runs through the village and merges on to Pilley Green, the architectural typology along this route is variable however some continuity can be noted.

The majority of the stone built dwellings along the southern boundary of Chapel Road have been built within the last 30 years. The layouts of the dwellings have a noticeable 'L' shaped arrangement, the main body of the house answers the highway while a double garage annex projects towards the highway with some dwellings utilising the roof space within the annex to provide accommodation, the images below provide a visual analysis of the typologies discussed.

The architectural character of the area is an important precedent for the design of the proposal. We aspire to provide a scheme that complies with local and national planning policy and one that respects the existing architectural context of the area.

We have sought to create a scheme that draws on the architectural details of adjacent dwellings while providing a modernised interpretation of the local semi-rural typology. The design will respect the proportions of the local area in its massing and layout, it will apply carefully designed details and the use of high quality materials local to the area, again supporting its integration into the local built environment.

3.0 Relevant planning policies

The development is consistent with many of the related policies and objectives outlined in the following documents:

- **Barnsley Local Development Framework LDF**
  CSP14 – Housing Mix/Efficient Use of Land
  CSP29 – Design
  CSP 34 – Protection of the Green Belt

- **Barnsley Unitary Development Plan up to September 2011**
  SPG2: The Design and Layout of New Housing

- **National Planning Policy Statements (PPS)**
  PPS1 – Delivering Sustainable Development
  PPS3 – Housing
  PPS7 – Sustainable Development In Rural Areas

4.0 Relevant planning history

2011/0894 - outline application for the erection of two detached dwellings and change of use from A4 drinking establishment to C3 residential use. The application gained approval under delegated powers on the 28/07/2011.

5.0 Involvement of community members and professionals, undertaken/planned

No community involvement has taken place, however there have been pre application discussions with the LPA.

6.0 Evaluation of the context

6.1 Identification of opportunities

The site is currently occupied by a redundant public house, the building itself does not relate to character of the area and is currently undergoing a renovation by its owner into a residential dwelling.

Our applicant's site forms one part of the outline application *2011/0894, which* was granted on 28/07/2011 for the erection of 2no. Two storey dwellings on the land adjacent to the pub. Separate purchasers who have instructed separate architects are taking the two sites forward through planning and construction. Design Space Architects are providing architectural services to the clients of the neighbouring site, we have collaborated with DSA to ensure that there is continuity of certain design parameters such as the building line and massing of the properties. The intention is to marry the two properties together replicating the attributes of scale and layout illustrated along the existing street scene on Chapel Road.

As discussed the proposal will be cited on the redundant pub car park, this heavily tarmacked area has not been maintained and has become an unfortunate visual blight on the area. There is clearly a good opportunity to develop the two dwellings simultaneously, on completion they will infill the current gap in the street scene, continuing the building line that answers Chapel Road while enhancing the visual aesthetic of the area. The development will provide a high quality scheme that responds sustainably and sympathetically to its immediate surroundings of the green belt and wider context of the village of Pilley. This will be achieved in terms of its architectural design, massing and density, materials, the layout and type of property and in relation to its urban and landscape design.

6.2 Identification of constraints

Previous discussions with the planner during our pre application enquiries have brought to our attention a number of constraints that must be taken into consideration regarding development at this site. These constraints will be addressed within Section 7 but the planners initial comments on a preliminary scheme provided the following suggestions:

- *I acknowledge that there are similar 'L' shaped properties within the area with front projecting garages, however, the majority are set back from the highway and are within mature gardens. The proposed front projecting double garage would be in close proximity to the highway and would unbalance the front elevation due to its height and width.*
- *The garage would have a different eaves height to both the main dwelling and the two storey gable and due to its width would have large areas of blank stone work visible either side of the openings.*
- *Due to the entrance being on the side elevation of the garage the dwelling would not have an obvious entrance which relates or connects the dwelling to Chapel Road.*
- *There are also concerns with the overall height of the dwelling. The Gate Inn and the proposed dwelling adjacent have low eaves heights and accommodation over 2 floors; however, the proposal would have accommodation over 3 floors.*
- *As the majority of the property is set back on the plot is would result in only a small area of domestic curtilage to the rear which would be out of proportion to the dwelling. I acknowledge that the applicants would own the land to the rear; however, as it is within the Green Belt it could not be incorporated within the domestic curtilage.*

All constraints will be addressed in the following section of this statement.

7.0 Design of the scheme

The processes by which the client and their consultants have arrived at the current redevelopment proposals are set out below. The design has been carefully considered to provide a high quality and attractive residential property within the village.

7.1 Amount

The proposed development consists of a single detached four bedroom dwelling with an integral double garage, a generous driveway and garden to the front.
The type of dwelling to be provided is entirely consistent with the characteristics of the area as set out earlier in this statement in Section 2.6. The density of the site reflects what can reasonably be placed upon the site given the exceptional length of the plot that offers an extremely generous garden to the rear of the property.

7.2 Layout

The building orientation has been placed so as to be consistent with the existing building line along Chapel Road. The footprint of the proposed also reflects the similar typology along the street, an 'L' shaped footprint that houses a double garage with an ample forecourt for vehicle manoeuvring and landscaping. The development footprint and landscaped amenity space is contained within the first 28 metres of the site thereafter the amenity space falls within the green belt curtilage outlined in the BMBC UDP. We propose that this land is not landscaped or cultivated in the interest of visual amenity and openness of the green belt, it will form part of the rear gardens to the building plot.

The ground floor internal accommodation comprises of entrance hall and vertical circulation to the first floor, this central area consists of a ground floor WC and utility room. The lounge area is dual aspect allowing the occupants an outlook to the front and the rear of the property. The dining and kitchen areas are located at the rear of the dwelling where occupants can observe views over the local countryside.
The first floor accommodation provides three bedrooms, one of which is a guestroom with en-suite facilities, a household bathroom and a recreational room situated above the garage. The second floor accommodates the master bedroom with a further en-suite. The development will provide a single dwelling of well proportioned accommodation that will sit within the top bracket of quality housing in the area.

7.2 Scale

The proposed dwelling is similar in mass and height to that found in the local context. The design seeks to utilise the roof space by providing an additional bedroom and en-suite to form the master bedroom.

The 'L' Shaped annex provides garage parking and a recreational room above, the scale of the annex is subservient to the main house and a 3.5m distance between its gable and the back-edge of footpath provides relief from the highway.

7.4 Landscaping

There does not appear to be any trees and specimens worthy of retention and it appears some removal of minor species has already been made by the previous landowner. The two storey body of the dwelling has been pushed back into the middle of the site and the annex is reduced to a single storey towards the back-edge of footpath, this approach is sympathetic to the surrounding area by softening the impact of the buildings on the street scene and along the sensitive boundary with the open countryside, itself to be enhanced with additional landscaping to further screen the properties. Some planting will be provided along the bounding edge of the back-edge of footpath but the majority of the development sites forecourt will consist of Tegular sustainable paving system for parking. The rear garden will consist of two parts; the garden area will be landscaped to provide domestic amenity space and the second part, which falls within the green-belt, will consist of native planting and wild un-tended land that will form a paddock to the property.

7.5 Appearance

The proposed development is characteristic of the area with a traditional design and materiality which reflects the material palette found locally along Chapel Road. Stone will feature as the main material used to the building envelope, with stone detailing to the gables, eaves, cills, lintels and gutters to be incorporated. Generous window sizes will provide ample amounts of natural daylight into the internal accommodation and an aluminium window system will provide thin uninterrupted frames, polyester powder coated dark grey to create a sharp contemporary look to the development. The entrance door and garage door will match the window system, while gutter brackets and rainwater goods are to be finished in black. A low stone wall is to be constructed along the front of the site to match the house.

7.6 Sustainability

Reducing the reliance on vehicles and associated transport-related pollution and carbon emissions, through encouraging efficient, effective movement by a wide range of transport modes is a crucial aim of sustainable development. Whilst the nature of the area generally determines that most movement to and from the site will probably be by car, the site nevertheless has good public transport links that are located in the immediate vicinity (a bus stop is only 100m away). The main train and bus/coach stations are located relatively close by in Doncaster town centre which itself is well served by excellent public transport links throughout the region and beyond. Whilst the current site has in excess of 40 car parking spaces, the scheme will provide maximum ‘visible’ parking for 16 cars on site i.e. two cars parked end to end on each drive. This results in a net reduction of over 24 car parking spaces at this site with the additional benefit of a substantial improvement in visual amenity.

With increasingly high demands being placed on land, the scheme enables the redevelopment of a brown-field site into a sustainable use. The development will increase the local residential population and demand for local services and facilities, in addition to supporting viable District and Neighbourhood Centre’s. Reinforcing and supporting neighbourhoods and communities is a fundamental element of sustainability, promoting social cohesion and providing local facilities and services locally.

To encourage prudent and efficient use of resources we propose that each house is to be provided with 1 general waste bin, preferably of the slim-line variety to encourage householders to reduce their general waste generation production and increase recycling

capacity. We also propose that all houses are to be provided with an external compost bin. The waste management system is to be co-ordinated with provider.

8.0 Concluding Statement

8.1 This design and access statement has been written in support of this application. The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

8.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

- Provision of an attractive and high quality housing development
- Sustainable development of a brownfield site
- Visual amenity
- Preserving and enhancing the character of the village

8.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.