

**Proposed New Dwelling
Plot 1
25 Bond Road
Barnsley
S75 2TW**

Ref: 12.05
Date: February 2012
Version: 01

DESIGN AND ACCESS STATEMENT

1.0 Introduction

- 1.1 This statement has been prepared in support of an application for Detailed Planning Permission for the erection of a detached dwelling with attached double garage on land at 25 Bond Road Barnsley. The site has recently been the subject of an Outline Planning Consent ref: 2011/1183 for the erection of three dwellings which considered matters of Access Layout and Scale. Details of Appearance and Landscaping were reserved.
- 1.2 These proposals relate to Plot 1 and are almost identical to the details approved as part of the Outline Planning Consent. There is a minor variation to the footprint of the proposed dwelling requiring that a further detailed application rather than reserved matters is necessary.
- 1.3 The site is currently vacant but was until recently occupied by a substantial three storey Victorian Villa as shown below.



South East Elevation



North West Elevation

2.0 Location

- 2.1 The site is located at 25 Bond Road, Barnsley, S75 2TW, at the junction of Bond Road and Salisbury Street, 0.6 miles to the north of Barnsley town centre just off the A635 Huddersfield Road.

3.0 Assessment

- 3.1 The development site has a total area of 0.19Ha of which, Plot 1 has an area of 0.08Ha, 0.21 Acres. It has frontage to Bond Road which provides vehicular access and lies at the junction of Bond Road and Salisbury Street.
- 3.2 The site is relatively flat from north to south and has a crossfall of around 1.5m from west to east. A Topographical Survey has been prepared and a copy is provided as part of the application documents.
- 3.3 The original and established use is residential and the site is surrounded by detached dwellings to the north, south and east, and semi-detached dwellings to the west. The Barnsley Metropolitan Borough Council Unitary Development Plan confirms the site is within a Housing Policy Area.
- 3.4 The site lies close to but just outside a conservation area. Large mature trees dominate the frontage to Bond Road. A Tree Survey was been prepared by James Royston Arboricultural Consultant in respect of the Outline Planning Application and recommended that a number of existing trees should be removed. This work has been completed and there are no further proposals for the removal of trees. A copy of the original tree report is provided as part of the application documents.

4.0 Involvement

- 4.1 The proposals have a limited impact on local groups or the wider community. The majority of neighbouring houses are not affected by the proposals.
- 4.2 Since the granting of Outline Planning Permission no further pre-application discussions have taken place in advance of the submission of this application.

5.0 Evaluation

- 5.1 The most appropriate use is residential. The site is allocated as Housing Policy and is situated within a well established residential area.
- 5.2 The type of development proposed in respect of Plot 1 is almost identical to that previously granted outline planning permission. The footprint of the proposed dwelling has been amended so that the rear offshot projects a further 0.5m; a bay window has been added to the front elevation in lieu of an entrance porch and the garage is no larger but has been moved (west) forward by approximately 1.5m.
- 5.3 The access from Bond Road is unchanged and as previously approved.
- 5.4 The Scale of the building is two storey but includes an attic wholly within the roof space. This is a common feature of other dwellings within the area which are predominantly of Victorian design with high ceilings and sash windows with a vertical emphasis as well as steep roof pitches with attic spaces.

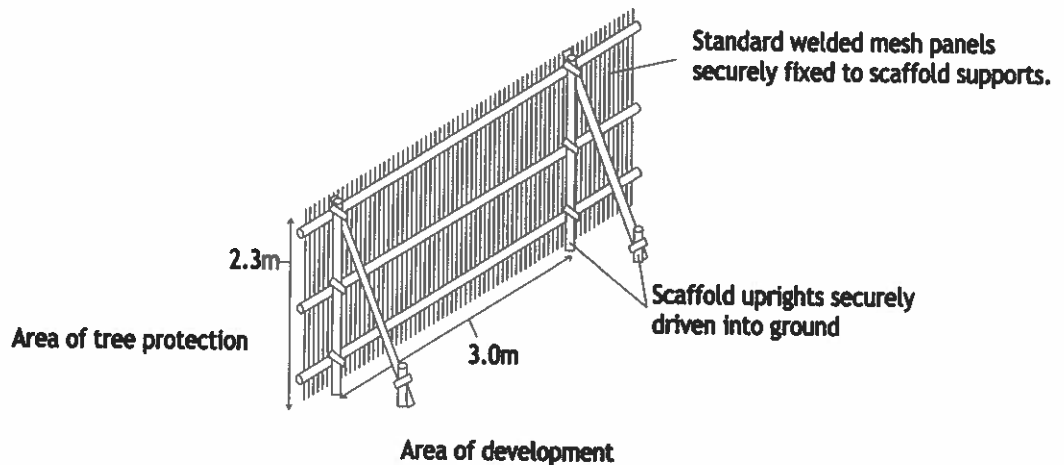
- 5.5 The relatively low density which is proposed equates to 15/Ha, which although below general government guidance for new build residential development, is appropriate to this site. The developable area is reduced by the presence of the trees which is an important feature of the streetscene.
- 5.6 Landscape planting has been considered. Bearing in mind the substantial tree scape to the Bond Road boundary it is considered that additional/replacement structural planting is unnecessary. Other areas of the site will benefit from domestic planting which will be a matter for the end user.
- 5.7 The existing site is served by a 150mm dia combined drain which collects foul and surface water at the rear of the building and leaves the site from the rear in a north easterly direction – see topographical survey. It is proposed that foul drainage from the new dwellings will connect to the existing (assumed Section 24) sewer. Surface water drainage will be designed with due regard to SUDS and discharged into the ground via soakaways subject to percolation tests in accordance BRE Digest 365.
- 5.8 The site is not within an area identified by the Environment Agency as at risk of flooding. It is not located close to any watercourses or underground culverts. The site is not at risk of flooding and the development is unlikely to cause flooding elsewhere.
- 5.9 The site is unlikely to be contaminated. Historic records show that the land remained undeveloped up to 1894 and the site is then developed around 1910 with the current building Rose Villa first appearing on the 1931 Ordnance Survey issue. The site was not subject to any previous use prior to the erection of Rose Villa.

6.0 Design

- 6.1 Drawing No P1 Site Plan illustrates the proposed new dwelling and garage. Adequate parking and manoeuvring is provided within the boundaries of the plot allowing the private access road will remain clear at all times.
- 6.2 The original building was three storeys with a height to eaves of 7.5m and 11.6m to the ridge.
- 6.3 The proposed dwelling has the mass of a two storey dwelling but has additional attic space located wholly within the roof structure and a single storey garage. It has been designed in a traditional manner with higher than normal ceilings allowing oversize windows with a vertical emphasis and an entrance door with glazed over panel consistent with other similar dwellings of a Victorian era within the area. A single storey bay window has been included on the west elevation consistent with local detailing. The height to eaves is 5.0m to eaves and 9.0m to the ridge. The scale of the new dwelling is considerably less than the original building.

- 6.4 Principal window openings are located on the East and West elevations and comply with or exceed minimum distances to existing dwellings for overlooking.
- 6.5 The building will be constructed in a mix of natural coursed stonework and facing brick as shown on drawing P2 Rev B. Windows are to be sash style in Upvc set in 75mm reveals and with stone lintels and cills. Rainwater goods are to be in black Upvc with circular rainwater pipes and ogee section gutters.
- 6.6 The proposed dwelling will have no impact on the existing retained trees and is clearly shown sited outside the root protection areas of existing trees identified on the Tree Survey and shown on Drawing No P1. During the works the retained trees should be protected by the erection of protective fencing to exclude construction activity and storage of materials. The layout of the fencing should be as shown on drawing ref P1 Site Plan and the construction details in accordance with BS5837:2005 as shown below.

Standard tree protective fencing



7.0 Access

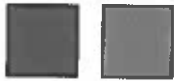
- 7.1 The site is in a sustainable location close to Barnsley Town Centre and all local amenities. It is served by a regular bus route along Huddersfield Road which is within a short walking distance.
- 7.2 The existing access is to be retained and improved as described.
- 7.3 The site is relatively flat with gradients from Bond Road to individual dwellings being less than 1 in 20 to permit disabled access without the need for ramps or steps.
- 7.4 The increased width of the access drive will permit the use by emergency vehicles in the case of fire. Refuse vehicles will not need to access the site as waste bins will be left at the Bond Road frontage for collection.

8.0 Summary

- 8.1 The proposals are in line with planning policy. The removal of the existing building and development of the site in a similar manner have already been approved. The proposals represent a high quality low density scheme appropriate to the location which is capable of reducing the dominant and overbearing impact which was a feature of the original building on adjacent dwellings, reducing overlooking and improving privacy and the local amenity.

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

Signed for MBooth Design Ltd



15 February 2012
Ref 12.05

Proposed Dwelling – Plot 1, 25 Bond Road, Barnsley S75 2TW

LANDSCAPING DETAILS

Existing

The site has a number of semi mature trees along the frontage with Bond Road. A full tree survey was submitted as part of an earlier Outline Planning Application and recommended the removal of a number of existing trees which was approved.

Proposals

The remaining trees to the frontage will be retained. The site is dominated by existing mature trees and it is considered that further structural planting is unnecessary. There is scope for domestic planting with garden areas which will be a matter for the end user.

MJ Booth
MBooth Design Ltd

11 Crowden Walk Barnsley S75 2LU

T: 01226 286256 M: 07881898300 E:mboothdesign@btconnect.com

Directors: Mr MJ Booth MCIAT Mrs J Booth

MBooth Design Ltd Registered in England and Wales Registration No 7662634 Registered Address 42 Huddersfield Road Barnsley S75 1DW



Tree Survey

in accordance with
BS5837:2005

at
Rose Villa
Barnsley

Table of Contents

1 Summary.....	3
2 Introduction.....	4
2.1 Purpose of report.....	4
2.2 Limitations of report.....	4
2.3 Disclaimers.....	4
2.3 General recommendations.....	4
2.4 Survey conditions.....	4
3 Data collection methods.....	5
3.1 Methodology and data table key.....	5
3.2 Category Rating.....	6
3.2.1 Main Categories.....	6
3.2.2 Sub-categories.....	6
5 Legal status of surveyed trees.....	7
6 Contact Details.....	8
Appendix 1: Data Tables.....	9
Appendix 2: Plans.....	10



1 Summary

This survey includes all tree within twelve times the stem diameter of the site as defined in BS5837:2005.

The majority of trees on this site are of low to medium value as part of the local tree-scape.

Tree T5 is a hazardous tree and should be removed whether development occurs or not. Trees T11 and T12 may also be hazardous trees and their removal is recommended.



2 Introduction

2.1 Purpose of report

To undertake a tree survey in accordance with British Standard 5837:2005 'Trees in relation to construction – Recommendations' at: Rose Villa, Bond Road, Barnsley.

2.2 Limitations of report

The recommendations in this report are of a preliminary nature and do not take into account any specific development proposals. This allows the trees to be assessed independently and without bias. It also allows the same tree report to be used should the layout or design of the site be altered.

This report is based upon a visual survey undertaken on foot from ground level. In order to minimise costs no digging, drilling, climbing, or other diagnostic technique was undertaken on this occasion.

Though tree related hazards will be recorded and commented upon where observed, this report is not a tree hazard risk assessment and should not be used as such.

2.3 Disclaimers

The consultant shall not be responsible for events which happen after the date of survey due to factors which were not apparent at the time of the survey.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

2.3 General recommendations

For the management of risk from falling trees it is advisable to have trees regularly surveyed by a suitably qualified and experienced arborist. The frequency, level and type of survey will vary from site to site depending on a range of factors. We are happy to assist in this if required.

All tree works should be carried out to BS 3998:2010 - Recommendations for tree work by a suitably qualified, experienced and insured contractor.

2.4 Survey conditions

The survey was carried out on 3rd September 2011 by James Royston.

The weather conditions; fine, visibility was good.



3 Data collection methods

3.1 Methodology and data table key

Tree height is calculated in metres from ground level to the highest point of the tree using a distance measure (ie a tape measure, a laser measure or measuring wheel depending on site conditions) and a clinometer.

Stem diameter is measured and rounded down to the nearest ten millimetres at 1.5m above ground level using a specialist measuring tape. Where a tree divides into multiple stems below 1.5m it will be measured at the lowest point above the root flare. The data tables show whether a tree is single or multi-stem.

Canopy spread is measured in metres at magnetic north, south, east and west using a tape measure, a measuring wheel or a laser measure. Measurements are taken from the tree stem at ground level to the furthest extent of the crown in the direction being measured.

Height of crown clearance is estimated in metres and is an indication of the lowest significant live branches of the crown. Epicormic growth and small diameter suppressed branches would not normally be considered as significant.

Age Class is divided into young, semi-mature, early-mature, mature, over mature, and veteran. This is an indication of which stage a tree is at in its natural life cycle, allowing for an assessment of how energy and growth will be prioritised within a tree. In general, younger trees are more able to cope with disturbance or stress.

Physiological condition is an assessment of the health and vigour of the tree and will include an assessment of the size, colour and density of the foliage. Trees in good physiological condition are better able to cope with disturbance or stress.

Structural condition is an indication of the structural integrity of the tree. This is given as good, average or poor. More details will be given in the observations column of the data tables if appropriate.

The observations column will include a brief description of each tree and provide further information as relevant.

Visual importance is assessed using a combination of factors such as species, size, aesthetic quality and location. The visual importance of a tree (or group of trees) is one of the key factors in determining its category grading.

The remaining contribution is a rough estimate of the number of years a tree is expected to survive in a structurally sound condition assuming normal arboricultural management.

Occasionally it is impractical to obtain accurate measurements due to restricted access or other site conditions and the data may be estimated. Where data is estimated the figures are shown in italics in the attached data tables.



3.2 Category Rating

3.2.1 Main Categories

Category ratings are allocated based on the current quality and value of a tree in its current surroundings assuming the recommendations of this report are carried out. No consideration is given to any specific development proposal when allocating category ratings.

Category A trees are those which are of high quality and value, are in good structural and physiological condition and are expected to contribute for at least another 40 years.

Category B trees are those which would be considered as category A trees but which are of lower quality and value, poorer structural condition, and which are expected to contribute for at least 20 years.

Category C trees are those which are of low quality and value, are in poor condition, and are expected to contribute for at least 10 years.

Category R trees are those which are expected to contribute for less than 10 years due to serious defects. As is common in risk management, where there is doubt, the precautionary principle may be applied.

In certain circumstances trees may be considered of higher value due to cultural or ecological reasons. If this is the case it will be made clear in the tree data tables.

3.2.2 Sub-categories

Sub-categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

Sub-category 1 trees are those with 'other arboricultural value'

Sub-category 2 trees are those with 'landscape value'

Sub-category 3 trees are those with 'cultural or conservation value'

These subcategories do not infer any hierarchy of value. For example a category B1 tree should not necessarily be considered any more valuable than a category B3 tree.



5 Legal status of surveyed trees

In order to both reduce costs and to ensure timely completion, no check has been made by this consultant with either the local planning authority or the Forestry Commission.

We recommend that the local planning authority is contacted to check whether the trees on this site are protected by a Tree Preservation Order or are within a Conservation Area.

We also recommend that the local Forestry Commission conservancy is contacted to check whether the trees surveyed are protected under the Forestry Act.

Trees may also be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection.

No work should be done to any trees until either suitable permission has been granted or it has been verified that the intended work does not require permission.

We are happy to assist in establishing whether trees on this site are protected by a Tree Preservation Order or a Conservation Area designation if required.



6 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

James Royston – Independent Arboricultural Consultant

MSc Arboriculture and Urban Forestry, BSc (Hons) Forestry

The Media Centre

7 Northumberland Street

Huddersfield

HD1 1RL

01484 483 061

jr@jamesroyston.co.uk

Report completed 7th September 2011



Appendix 1: Data Tables

Key:

Tree number Refers to the tree number as shown on the attached plans.

Common name Is the English name given to a species.

Scientific name Also known as the botanical name often is in Latin but can contain elements of other languages. The botanical authority who named the species is not included.

Height is tree height in metres.

Diameter is stem diameter rounded down to the nearest 10mm.

Branch spread is the distance from the base of the tree to the extremities of the crown in the four cardinal directions of the magnetic compass.

Height of crown clearance is estimated in metres and is an indication of the lowest significant live branches of the crown.

Age class is an indication of which stage a tree is at in its natural life cycle.

Physiological condition is an assessment of the health and vigour of the tree.

Structural condition is an indication of the structural integrity of the tree.

The observations column includes a brief description of each tree and provide further information as relevant.

Preliminary management recommendations includes suggestions on tree management when considering current site use and current tree condition.

Visual importance is an indication of the visual value of the tree in its current setting.

Remaining contribution is a rough estimate of the number of years a tree is expected to survive in a structurally sound condition assuming normal arboricultural management.

Category grading is given as A, B, C or R with subcategories 1, 2 or 3. See Section 3.2 for further details.

Note: Occasionally it is impractical to obtain accurate measurements due to restricted access or other site conditions and the data/measurements may be estimated.



Tree Number	Common Name	Botanical Name	Height (m)	Diameter (mm)	Branch spread (m)				Crown Clearance (m)	Age class	Physiological condition	Structural condition	Observations	Recommendations	Visual Amenity Value	Remaining contribution (years)	Category grading
					North	East	South	West									
1	Horse chestnut	<i>Aesculus hippocastanum</i>	16	510	5.1	7.2	1.7	7.4	2	Early mature	Fair	Fair	A single stem tree with a multi stem crown with tight unions. Previously topped.	Undertake a climbed inspection and follow recommendations	Medium	20+	B2
2	Horse chestnut	<i>Aesculus hippocastanum</i>	17	580	4.1	6.1	5.5	6.0	2	Early mature	Fair	Fair	A single stem tree with a multi stem crown with tight unions. Previously topped.	Undertake a climbed inspection and follow recommendations	Medium	20+	B2
3	Norway maple	<i>Acer platanoides</i>	15	330	5.7	4.3	4.1	5.1	2	Semi mature	Fair	Fair	A single stem tree with no obvious major visible defects. Some bark wounds on main stem.	No action at present	Low	20+	C2
4	Sycamore	<i>Acer pseudoplatanus</i>	18	440	3.2	6.1	6.5	4.1	2	Semi mature	Fair	Fair	A single stem tree with no obvious major visible defects. Previously topped.	No action at present	Medium	20+	B2
5	Hybrid poplar	<i>Populus sp.</i>	19	620	12.5	6.9	0.0	6.2	2	Mature	Fair	Poor	A single stem tree with a very significant lean. Multi stem crown with tight unions with moderate to major decay. This is probably a hazardous tree.	Fell	Medium	<10	R
6	Lime	<i>Tilia sp.</i>	16	390	4.8	3.3	4.2	3.7	2	Semi mature	Fair	Fair	A single stem tree with a multi stem crown with tight unions. Previously topped but no obvious major visible defects.	No action at present	Low	20+	C2
7	Walnut	<i>Juglans regia</i>	16	420	4.4	3.9	4.6	3.7	2	Semi mature	Fair	Fair	A single stem tree with moderate bark wounds. Some minor decay and a number of old pruning wounds. No obvious major visible defects	No action at present	Low	20+	C2
8	Lombardy poplar	<i>Populus nigra 'Italica'</i>	21	700	2.2	2.9	3.6	2.0	2	Early mature	Fair	Fair	A single stem tree with no obvious major visible defects.	No action at present	Low	20+	B2
9	Oak	<i>Quercus robur</i>	17	370	4.5	4.8	6.2	4.3	2	Young	Fair	Fair	A single stem tree with no obvious major visible defects.	No action at present	Low	20+	C2
10	Weeping willow	<i>Salix chrysocona sepulcralis</i>	10	550	-	-	5.8	-	1	Semi mature	Fair	Fair	A group of three trees. Single stem trees with no obvious major visible defects. Not fully inspected due to restricted access	Re-inspect from neighbouring property.	Low	20+	C2
11	Lombardy poplar	<i>Populus nigra 'Italica'</i>	18	680	4.5	3.5	3.2	4.0	3	Mature	Fair	Poor	A multi-stem tree with tight union and partially included bark. There was moderate decay in the main stems, and evidence of past stem breakage. A possible hazardous tree with a limited long term future.	Fell	Medium	<10	R
12	Lombardy poplar	<i>Populus nigra 'Italica'</i>	18	680	4.5	4.2	3.5	3.1	3	Mature	Fair	Poor	A multi-stem tree with tight union and partially included bark. There was moderate decay in the main stems, and evidence of past stem breakage. A possible hazardous tree with a limited long term future.	Fell	Medium	<10	R

Tree Number	Common Name	Botanical Name	Height (m)	Diameter (mm)	Branch spread (m)			Crown Clearance (m)	Age class	Physiological condition	Structural condition	Observations	Recommendations	Visual Amenity Value	Remaining contribution (years)	Category grading
					North	East	South	West								
13	Goat willow	<i>Salix caprea</i>	7	700	6.0	3.7	4.8	5.2	1	Semi mature	Fair	A multi-stem tree with tight unions. No obvious major visible defects. Not fully inspected due to dense vegetation.	No action at present	Low	10+	C2
14	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	8	230	2.0	1.5	1.5	2.0	0	Young	Fair	A single stem tree with no obvious major visible defects.	No action at present	Low	20+	C2
15	Cherry	<i>Prunus sp.</i>	7	220	4.1	3.7	3.8	2.0	1	Young	Fair	A multi-stem tree with tight unions. No obvious major visible defects	No action at present	Low	20+	C2

Appendix 2: Plans

