Design and access statement

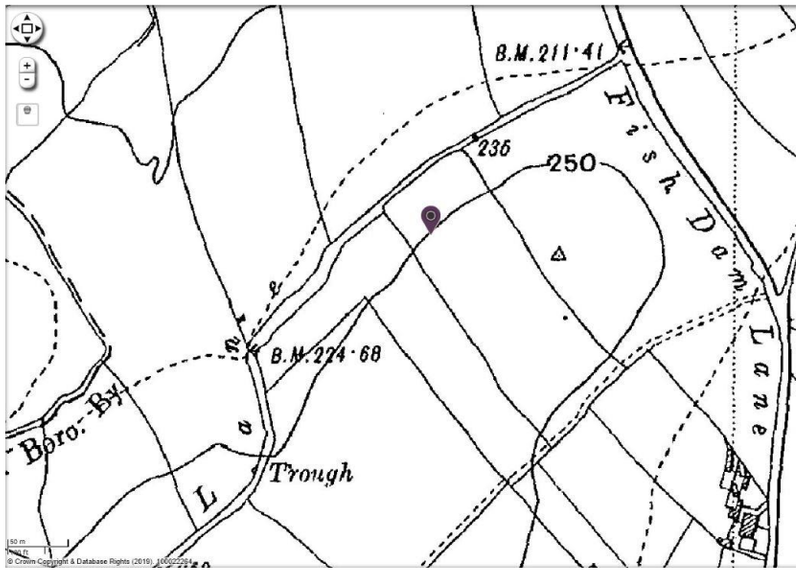
New Housing Development
Land off St Michael's Avenue, Monk Bretton

December 2019

BARNSLEY
Metropolitan Borough Council

nps group

Above: Site location plan



Above: Historic site plan 1948

This design and access statement is intended to explain the rationale behind the design of the planning application for the proposed development of a vacant plot into new residential dwellings sited at St Michaels Avenue, Monk Bretton.

This statement is intended to explain the proposed scheme, contains a written description and justification of the application in design terms and is accompanied by a range of photographs, maps and drawings in order to illustrate and demonstrate the points made. It includes information from measured surveys, ecological investigations and is in keeping with future development of the immediate local area.

The statement includes site analysis, commentary on the use and quantum of development, an explanation of layout and scale, landscaping, details of illustrative external appearance and scale, along with an explanation of the sustainability of the proposal, and the required description of access arrangements.

This statement is considered to be fully in accordance with Government Circular 01/06, 'Guidance on Changes to the Development Control System'.

This statement reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use Them'.

These are: Assessment, Involvement, Evaluation and Design.

Above: Aerial view of site

Context

The site is located within Urban Barnsley, approximately 3km north-east of Barnsley town centre.

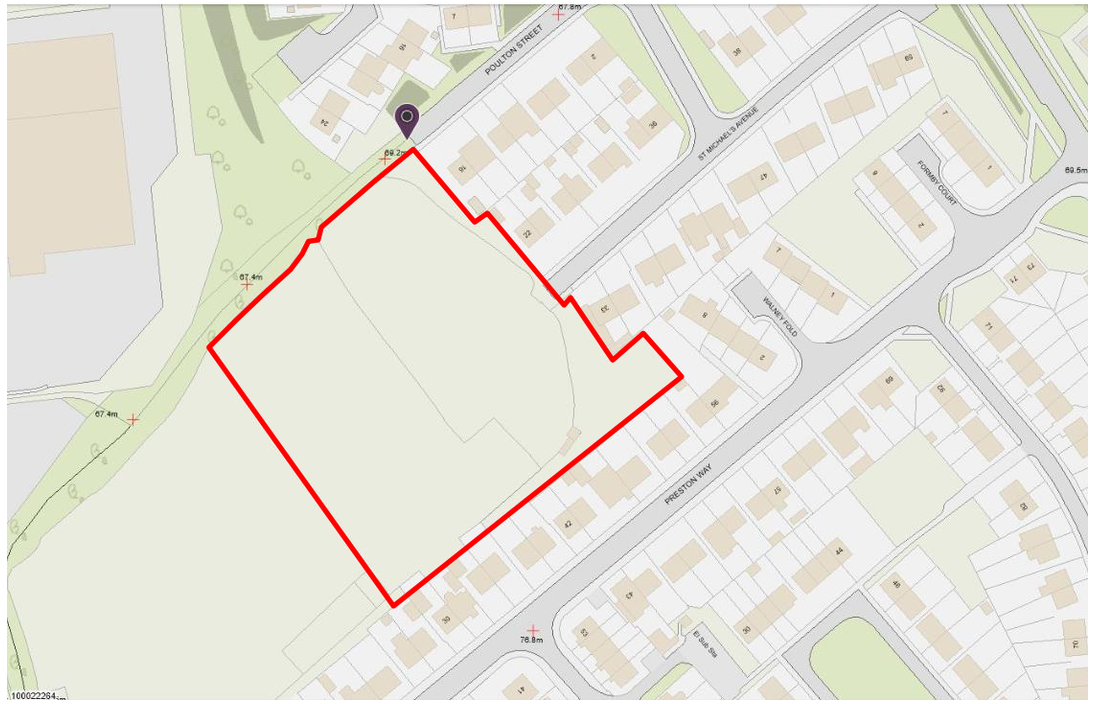
The site has been allocated in Barnsley's recently adopted Local Plan and as such forms an important part of the supply of housing to meet the needs of the Borough.

The site is bound by existing residential properties to the north-east, these are a mix of semi-detached houses and bungalows fronting St Michael's Avenue and Poulton Street. Further residential properties are located to the south-east, these are two-storey semi-detached properties with rear gardens neighbouring the site. To the west of the site are enclosed fields which are subject to grazing tenancies, this land is designated as Greenspace in the Local Plan. To the north is a public right of way which links Poulton Street and Preston Way. The path is lined by mature trees and is designated as Greenspace in the Local Plan. Beyond the public right of way is Carlton Industrial Estate which comprises large commercial units, service yards and car parking.

Monk Bretton is a popular well established area with a combination of industrial and residential uses, including a good balanced mix of social and private owner occupied housing.

There are a number of bus routes serving stops on Fish Dam Lane, approximately 320m north-east of the site. Bus services offer access to Barnsley Town Centre and Wakefield City Centre (via Royston).

There are a number of local amenities within 1km of the site including schools, shops, health centres and recreation facilities.



Above: Map of St. Michael's Avenue

Above: Photo of site from St Michael's Avenue

Proposed Use

The existing site is currently undeveloped and has been predominantly utilised for grazing.

The site will be developed by Barnsley Council's Housing Growth team to provide a total of thirty-five mixed tenure dwellings across the 1.19 hectare site.

The dwellings will be a mix of semi detached and terraced bungalows, semi detached and terraced houses and a single apartment unit consisting of 4 dwellings over two storeys.

The development will require the extension of the existing highways and utilities infrastructure to serve the site including new connections into the existing foul and surface water drainage systems. Surface water attenuation will be utilised to reduce the discharge rate into the existing sewer system.

Access/Footpaths

The development site already benefits from a gated vehicular access of St Michael's Avenue to the eastern boundary of the site. This provides access to the wider highway network.

The existing carriageway and footpaths will be extended into the development to link with the internal road network. The existing informal footpath link along the eastern boundary which links St Michael's Avenue and Poulton Street will be incorporated into the design of the scheme to retain this pedestrian link to the wider footpath network.

The proposed site plan provides on-plot parking in accordance with the new Parking SPD. In addition, a number of unallocated parking spaces are located to the west of the site to minimise visitors parking on-street.

layout

Above: Proposed site plan extract showing site layout

The site layout aims to maximise the number of plots whilst remaining sympathetic to the surrounding streetscapes. The property types have been distributed around the site to create dynamic streetscapes. The plots have been designed to vary the parking and landscape provisions at the front of the properties, with an open plan arrangement, which further contributes to the wider appearance of the development.

Boundary treatments have been varied to provide additional visual interest in the site. The site layout has been designed in line with Secured By Design guidance and consultation meetings have been held with the local Designing Out Crime officer.

The site layout has been designed to utilise the existing natural fall of the site, which has an average gradient of 1:17. The far north-western corner of the site will be retained up to a height of 2.5m to tie in with the rest of the site. The road network has been designed inline with the South Yorkshire Design Guide recommendations and pre-application advice has been sought from the local authority highways department. Road widths and turning heads have been designed to accommodate fixed axle refuse vehicles and fire appliances.

The properties have been suitably spaced and comply with the minimum separation distances outlined in the South Yorkshire Design Guide. Driveways have been sized at 3m wide to allow side by side parking between plots. In order to avoid large steps between the properties, approach paths to the properties have been set to gradients from the highway footpaths and some secondary stepped access has been created to the driveways, as indicated on the site layout.

The existing informal footpath link along the eastern boundary which links St Michael's Avenue and Poulton Street will be incorporated into the design of the scheme via the new footpath network within the site.

layout

Pre application indicative site layout

Site layout displayed at Public Consultation

Site layout following Public Consultation

The site layout started out with 37 units and has evolved over the past 18 months resulting in the current 35 unit scheme, which takes into account comments from the pre-application planning enquiry, public consultation and input from external specialist consultants including ecologists and archaeologists. The site was allocated for housing in the local plan based on 38 dwellings. The proposed 35 unit development equates to 29 units per hectare, which is below the expectation of policy H6 (40 dwellings per hectare), however, the policy allows for lower densities where it can be demonstrated that it is necessary for character and appearance, need, viability or sustainable design reasons.

Following the public consultation meeting held in June 2019, the site layout was partially redesigned to lessen the visual impact to the properties on Preston Way (to the south of the site). The orientation of the properties adjacent to 22 St Michael's Avenue were also revised following concerns of overlooking from the existing residents.




Proposed hedge and tree species


Boundary treatments



Surface treatments

The landscaping layout has been designed to take into account the ecological impact assessment undertaken by ECUS and also to be sympathetic to the surrounding green spaces.

The main road network will be formed in tarmac with concrete kerbs all to adoptable standards. Where indicated on the plans, dropped and flush kerbs will be used to aid transition onto driveways or to provide dedicated pedestrian crossing points. Tactile paving will be used at all crossing points to aid the visually impaired with their way finding.

Soft landscaping along the road network has been kept to a minimum to maximise vehicle visibility, however, there will be a landscape buffer to the west elevation, which will incorporate a hedge to mitigate loss of ecological habitats, as recommended in the ecology report. A timber post and rail fence will separate the site from the adjacent grazing tenancy and to maintain a rural feel and natural link to the adjacent green space.

The properties will have a mix of low level shrub planting, turf and small trees to the front gardens, with turf to the rear gardens. The properties will have tarmac driveways with paving slab paths providing access from the footpath, which will lead to the main entrance and also link to the rear garden along the side of the properties. Paving slab patios will be provided to the rear of the properties along with a hard standing area for bin storage. Where physical fencing or walls are not present between plots, pin kerbs will define the property boundaries.

As referenced above, the majority of properties will have open plan front gardens, however, where defensible separation is required a combination of low level masonry walls with metal railing tops and 900mm high metal railings will be used, as identified on the boundary treatment drawings.

Rear garden boundaries will receive a combination of close boarded timber fencing between properties and masonry walls with piers and infill close boarded fencing where the boundary is directly onto the adjacent street. Some low level masonry retaining walls will be in place between gardens and driveways and also to some of the rear garden on the properties to the north-west corner of the site.

Examples of bricks under consideration

Examples of artificial stone under consideration

Window examples

Front Door Style

Dormer example

Appearance

The proposed development has been designed to be simple and contemporary in appearance as illustrated in the technical drawings that accompany this planning application.

The apartment block at the site entrance will create a gateway into the site. The apartments are a combination of brick and render, with full height feature glazing to the entrance lobby area.

The remaining property type elevation treatments will be a contemporary take on a traditional material palette with a mix brick and artificial stone. The roofs will be formed using slate grey interlocking roofing tiles with black eaves and soffits.

Windows will be cream UPVC casement windows with glazing bar fenestration. The windows have been sized to provide maximum light penetration into the houses and to also provide greater surveillance to the surrounding properties. Artificial stone heads and cills will be used to provide additional character to the elevations and to tie the different property types together. The artificial stone and brick will be utilised in the boundary walls to the properties.

Scale

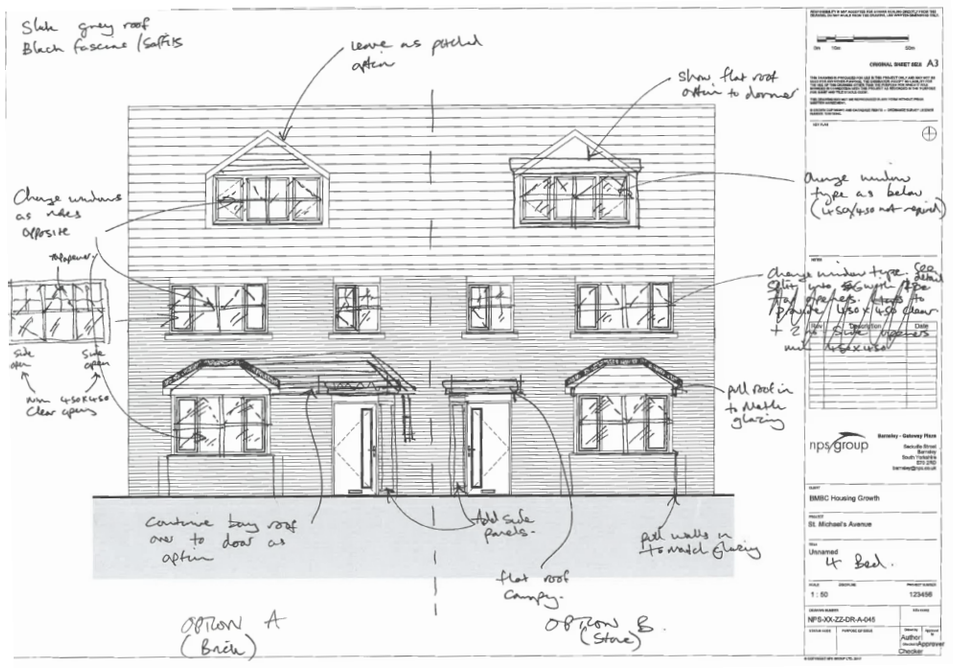
With the exception of the bungalows and the apartments, all of the property types have been designed to be two storey with traditional pitched roofs and where a third storey is required, this has been designed as a room in roof with feature dormer windows.

Whilst the bungalows have a lower ridgeline, they have an enlarged footprint and have been strategically positioned on the site to maintain the balance of scale within the wider development. The apartments have been designed to be two storey with the roof profile mirrored from the adjacent housing. The terraced properties will have central feature gables to further contribute to the active frontage of the street scenes.

Example 3 bed semi detached elevation

Example 2 bed mews elevation

Example 4 Bed semi detached elevation



Design development sketch mark up 4 bed semi detached

Introduction

In order to understand the impacts on the site and the wider areas, a number of specialist external consultants were appointed to provide advice and mitigation strategies to ensure the development had minimal impact on the surrounding area. These consultants also advised on how the existing surrounding area would impact on the proposed development and what measures needed to be considered in the design.

Ecology

ECUS were appointed to undertake an ecological appraisal of the existing site to determine the impact on wildlife habitats both during and following completion of the development. Their findings and recommendations have been implemented into the final design including replacement of the existing hedgerow, introduction of trees and other planting to the gardens. There will also be a provision of bat boxes to a number of the south facing elevations.

Example of integrated bat box

Photo of existing hedgerow within the site

Noise Impact

An Environmental Noise Impact Assessment has been prepared by Acoustic Design Technology (ADT). The report determined the existing ambient noise levels in the vicinity and assesses the impact of noise generated by industrial operations and incidental noise from Carlton Industrial Estate. The report concludes that when context is taken into account, including the low absolute noise levels, the established residential character of the surrounding area and the opportunity to provide sound insulation measures, the residual impact should be lower, and the site should be suitable for residential development.

Archaeology

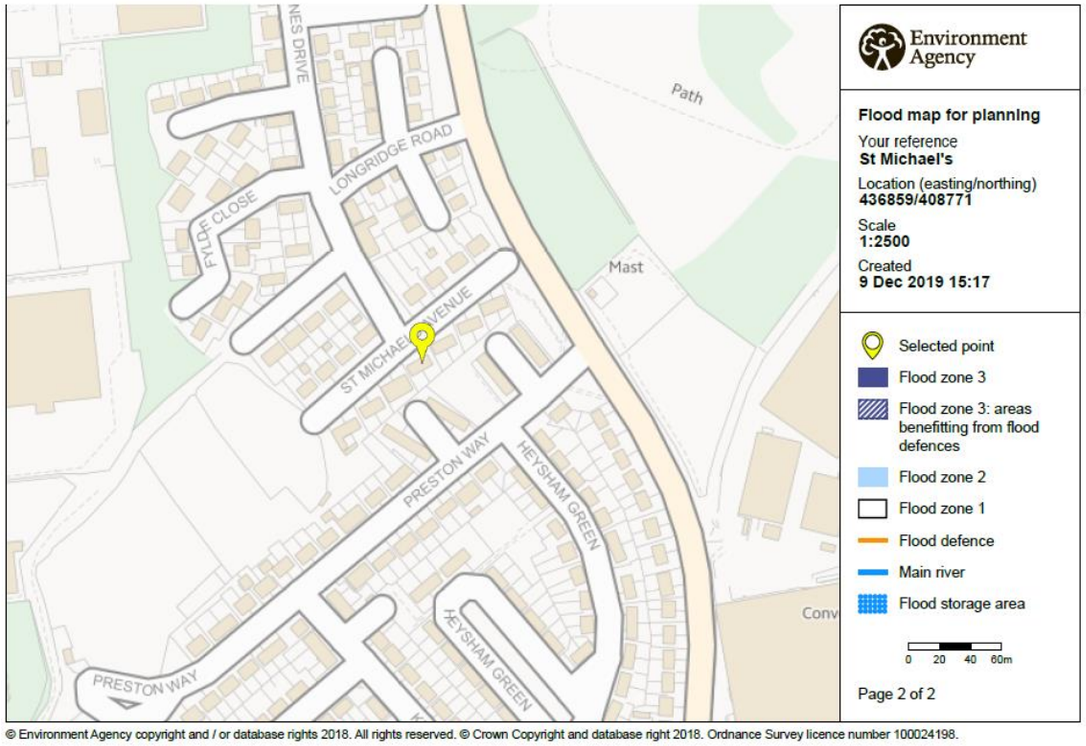
A desktop study was undertaken by Archaeological Research Services (ARS) and found no significant archaeological remains, however, following consultation with South Yorkshire Archaeological Service (SYAS) they recommended that a fieldwork evaluation and geophysical survey was undertaken. Wessex Archaeology were appointed to undertake this phase of the works and the works concluded that there were no features of archaeological interest found.

Tree Survey

A Tree Survey has been prepared by AWA Tree Consultants in respect of the application site. The Tree Survey identified 25 items of woody vegetation, comprising of 22 individual trees and 3 groups of trees or shrub/hedge groups. Of the surveyed trees, all 25 are retention category ‘C’ (trees which could be retained but are low or average quality and value, and are in adequate condition to remain until new tree planting could be established).

The proposed development will incorporate existing species where possible however the loss of species will be mitigated through the enhanced planting scheme shown on the accompanying landscape plan.

Air source heat pump condenser



Environment Agency flood map

Sustainability

Barnsley Council has recently declared a climate emergency (September 2019). Local Plan policy CC1, along with supporting text, set out how the Council will seek to reduce the causes or and adapt to the future impacts of climate change. This includes:

- Promotion of sustainable design and construction techniques
- Promoting the use of Sustainable Urban Drainage (SuDS)
- Promoting and supporting the delivery of renewable and low carbon energy; and
- Promoting investment in Green Infrastructure to promote and encourage biodiversity gain

Consideration has been given to sustainable design on all aspects of the development. The construction details will utilise materials that have low environmental impact where possible. SUDS drainage has been designed through surface water attenuation to the Northern boundary of the site. Air source heat pumps will be used on the affordable rent properties and the site ecology will be improved where possible through the mitigation measures outlined in the ECUS report.

Alternative sustainability measures were considered for the site including a district heating system and PV, however, due to the size, location and orientation of the properties on the site these were not found to be financially viable.

The air source heat pump systems will consist of an external condenser unit located at ground level to the rear of the properties, with an internal cylinder located within a designated cupboard inside the property.

The site is located in Flood Zone 1 as confirmed by the Environment Agency's flood map. The site is therefore considered appropriate for residential development in flood risk terms.

conclusion

This D&A Statement has been prepared in support of a full planning application for the erection of 35 new dwellings off St Michael's Avenue, Monk Bretton.

This statement provides background information regarding the site context as well as a summary of technical reports, pre-application discussions and public consultation feedback. This statement demonstrates that the scheme has been developed in accordance with national and local planning policies as well as recently adopted supplementary planning documents. Overall it is demonstrated that the site can be appropriately developed to provide a mix of market, private rent and affordable rent dwellings supported by appropriate infrastructure and delivering a net biodiversity gain.

The layout, scale, appearance and landscaping of the proposed development have been carefully considered and takes into account the site's location, surrounding context, physical constraints and surrounding properties to achieve an attractive and sensitive form of development.

The statement has determined that the development proposals are in accordance with national and local planning policy objectives, and that planning permission should be granted to allow the delivery of 35 high quality new homes.