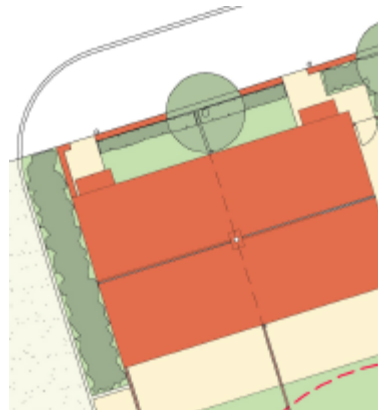




FRAMEWORK
ARCHITECTURE & URBAN DESIGN LIMITED

DESIGN AND ACCESS STATEMENT

JANUARY 2013



**OUTLINE PLANNING APPLICATION FOR RESIDENTIAL
DEVELOPMENT**
AT
LAND ADJACENT TO FORMER LONGBOW PUBLIC HOUSE
BARNSELY ROAD, DARFIELD
FOR
PH LAND AND DEVELOPMENTS
by Framework Architecture and Urban Design Ltd
PL/J1310

**DESIGN AND ACCESS STATEMENT:
OUTLINE PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO
FORMER LONGBOW PUBLIC HOUSE, BARNSLEY ROAD, DARFIELD
FOR PH LAND AND DEVELOPMENTS**

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Background

The subject site is owned by Spirit Pub Company [leased] Limited

The application is for outline planning permission for four dwellings [Use Class C3 – Dwelling Houses].

For clarification the application is for outline permission with all matters reserved, it is intended that reserved matters are not considered as part of this application.

The client has consulted with Alexandra Merryweather, planning officer [outer area], at Barnsley Metropolitan Borough Council.

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1.0 Use and Location:

- The subject site comprises the land adjacent to the former Longbow Public House, Barnsley Road, Darfield and is located towards the top of Roundwood Way and Barnsley Road.
- The Public House, adjacent to the subject site, is no longer in operation and planning permission was granted for conversion of the public house [A4 use class] in to retail [A1 use class] in April 2012 [Ref- 2012/0194] .
- When the Public House was in operation the subject site was used as a beer garden. Subsequent to the closure of the public house, and the granting of planning permission for this building for retail use, this is no longer the case and the land remains vacant.
- To the north west boundary of the subject site there is a foot path which connects Barnsley Road and Dartree Walk and offers good pedestrian access to Darfield Upperwood Primary School. The public footpath in turn bounds the playing fields to the Primary School.
- To the south east sits the existing Public House and associated car park.
- The south west and north east boundaries are adjacent to Dartree Walk and Barnsley Road respectively.
- In general terms the subject site sits within a residential context with an established highway network. It has an open aspect to the north east edge overlooking playing fields. The residential properties are made up of predominately single and 2 storey structures.
- Darfield is approximately five miles east of Barnsley on the A635. There are good road links with nearby towns and villages, and a bus service links the site with Barnsley.
- The subject site is adjacent to the proposed commercial development.
- The context is identified as predominantly 'residential' and a proposal of this nature is wholly suitable for this location.

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2.0 Amount:

- At this stage the indicative number of dwellings proposed for the subject site is four.
- The proposal comprises 2 storey houses.
- The site proposal would achieve a car parking ratio of one to one and include for on plot cycle parking.
- It is anticipated that the proposed development will be serviced on site from the existing mains sewer. Surface water is to be a sustainable solution with details confirmed at an appropriate time.

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3.0 Layout:

- The proposal develops land associated with a derelict public house [Longbow Public House] in what is predominantly a residential context with good connections to local amenities and Darfield and Barnsley town centre.
- The proposal would create a strong street frontage to Dartree Walk and Barnsley Road whilst maintaining privacy and amenity to adjacent educational, residential and commercial properties.
- The proposal takes account of the adjacent building/ boundary lines and extends the existing condition and tradition of front gardens providing principle vehicular and pedestrian access.
- The proposal utilises existing vehicular and pedestrian access from Dartree walk and Barnsley Road. It is envisaged car parking be provided in front or adjacent to the proposed dwellings, off the highway carriageway within the bounds of the proposed plot.
- New dwellings are designed to extend the existing street scene in a sympathetic way.
- The proposal would create good sized rear gardens to enhance the rear spatial relationship increasing privacy and amenity value.
- The proposal takes account of the adopted SPD – designing new housing development March 2012. The following standards have been referred to in the outline design proposals.

External Spacing Standard

- o minimum back to back dimension between facing habitable rooms of 21 metres
- o minimum front to front dimension of elevation facing a road where dwelling are of the same storey to be 12 metres
- o no habitable windows overlooking side boundary conditions
- o rear gardens of proposed dwelling will be at least 130 m2

Internal Space Standards

- o in accordance with the internal space standards set out in the South Yorkshire Residential Design Guide
- o outline proposal indicates 2 bed 3 person properties with a minimum space standard of 62 m2

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- The proposed layout takes account of the tree report undertaken by Lincolnshire Tree services. The report accompanies the Outline Planning Application.
 - o There are seven trees on the subject site to which the report pays reference.
 - o The survey recommends the retention of six of the trees and the felling of one.
 - o The proposed layout takes account of the report's recommendations and integrates the trees into the layout allowing for the highlighted root protection areas [RPA's] and the root radius.
 - o Where a driveway falls within a RPA [T554] a 'cellweb' TRP will be utilised as root protection.
- The proposal envisages that the existing bus stop to Barnsley road will be relocated as part of the development works.

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4.0 Scale:

- The indicative proposals comprise 2 storey houses.
- The proposed dwellings are envisaged to include tiled roof pitches which harmonise with the prevailing condition and are carefully considered to accord with the neighbouring properties.
- The front and rear of the proposal would take into account the massing of the existing neighbouring properties and seeks to extend the existing street scene in an appropriate manner.
- It is envisaged that the proposed buildings will be in the form of semi-detached properties
- If larger units are required they could extend into the roof space and incorporate 'velux' type roof lights.

5.0 Landscaping:

- Screen planting will be provided where necessary to clearly define the proposal from its immediate neighbours.
- Proposed landscaping will be in keeping with the existing landscaping to the surrounding area.
- Landscaping is to be incorporated into the scheme in order to enhance the character of the project and reinforce the site boundaries. This is achieved through the use of structured tree, hedge and shrub planting which would be integral to the proposed development.
- Rear boundaries to proposed dwellings take account of private realm security issues and draw upon best practice with regards to secure by design criteria.
- Front boundary treatments to the proposed dwellings could be formed in carefully designed low brick walls with hedge planting to enhance the townscape value of the scheme.

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6.0 Appearance:

- The elevational treatment of the proposed buildings would be complementary to the existing context. A traditional solution is envisaged which will provide visual continuity and harmonise with existing neighbours.
- The proposal would be articulated to create a strong street frontage to Barnsley Road and Dartree Walk
- The buildings would be designed to define and enhance the existing view along Barnsley Road and Dartree Walk.
- Material selection will reinforce and enhance the local identity and character.
- Main facing materials are brickwork with simple modern detailing along with feature timber elements to help to strengthen and enhance the character of the project.
- Main roofs will be pitched and tiled to harmonise with the neighbouring properties.

7.0 Access:

- On a general level the proposal lies approximately five miles east of Barnsley and is within walking distance of bus stops linking the vicinity with the town centre.
- The area has local facilities all within walking distance. The school is adjacent to the subject and a convenience store is proposed for the former public house.
- The new dwellings are accessed directly from Barnsley Road and Dartree Walk via existing road and footpath.
- The proposal would achieve a car parking ratio of one to one and include spaces for storing cycles.
- With regard to inclusive access it is intended that the floor level of the buildings will be set to provide a level threshold, allowing a 'level approach' from the car park and pedestrian approaches.
- A toilet with 900mm door set at ground floor level with a consistent ground floor level to provide access is provided.

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8.0 Appendix:

1;1250 site location plan

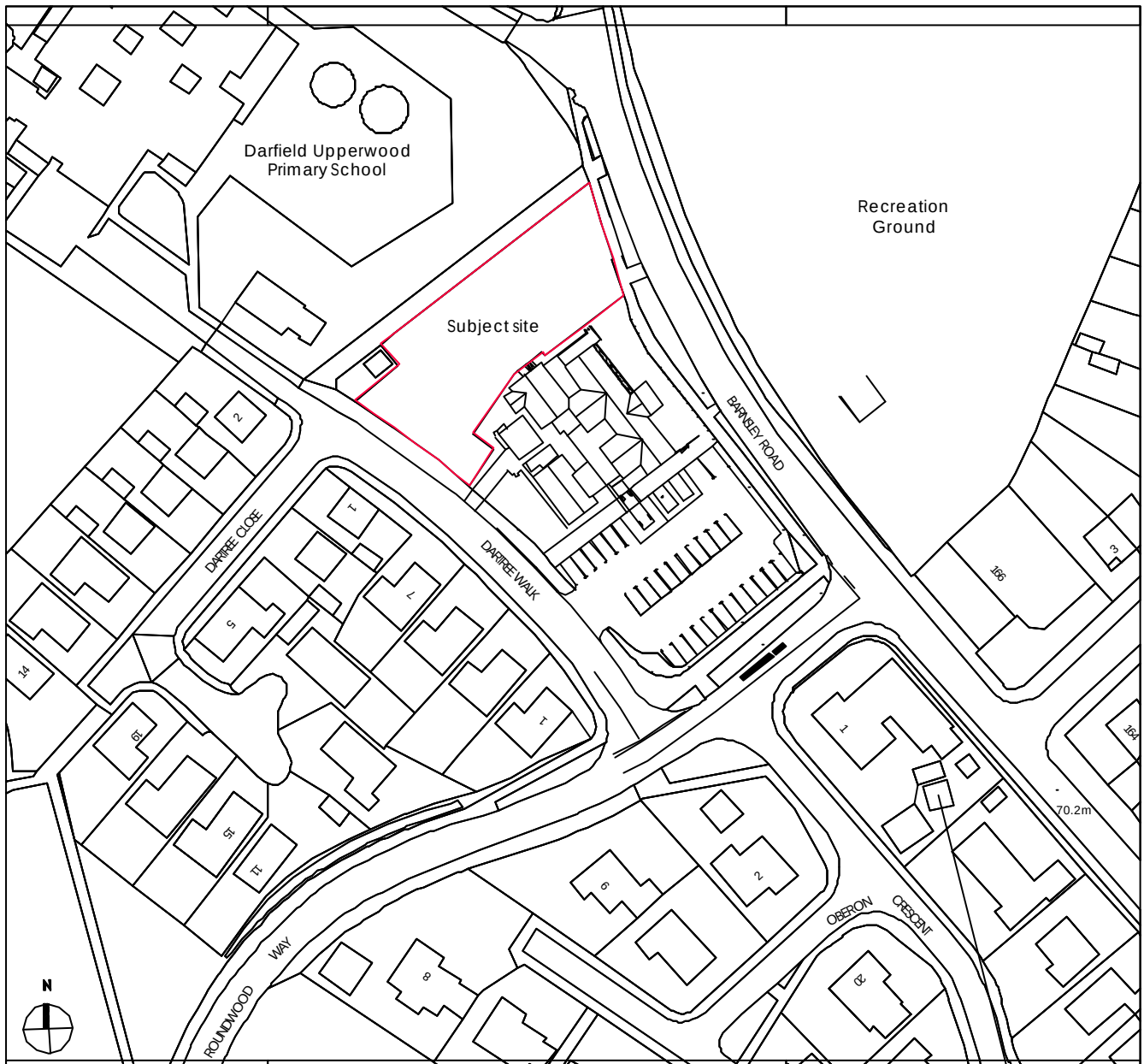
Outline Proposals

- o Indicative site layout
- o Indicative site layout colour study
- o Indicative floor plans
- o Indicative elevational colour study

‘flood risk sensitive’ download.

Do not scale off this drawing — All dimensions and setting out to be verified on site. If in doubt contact the originator for clarification.

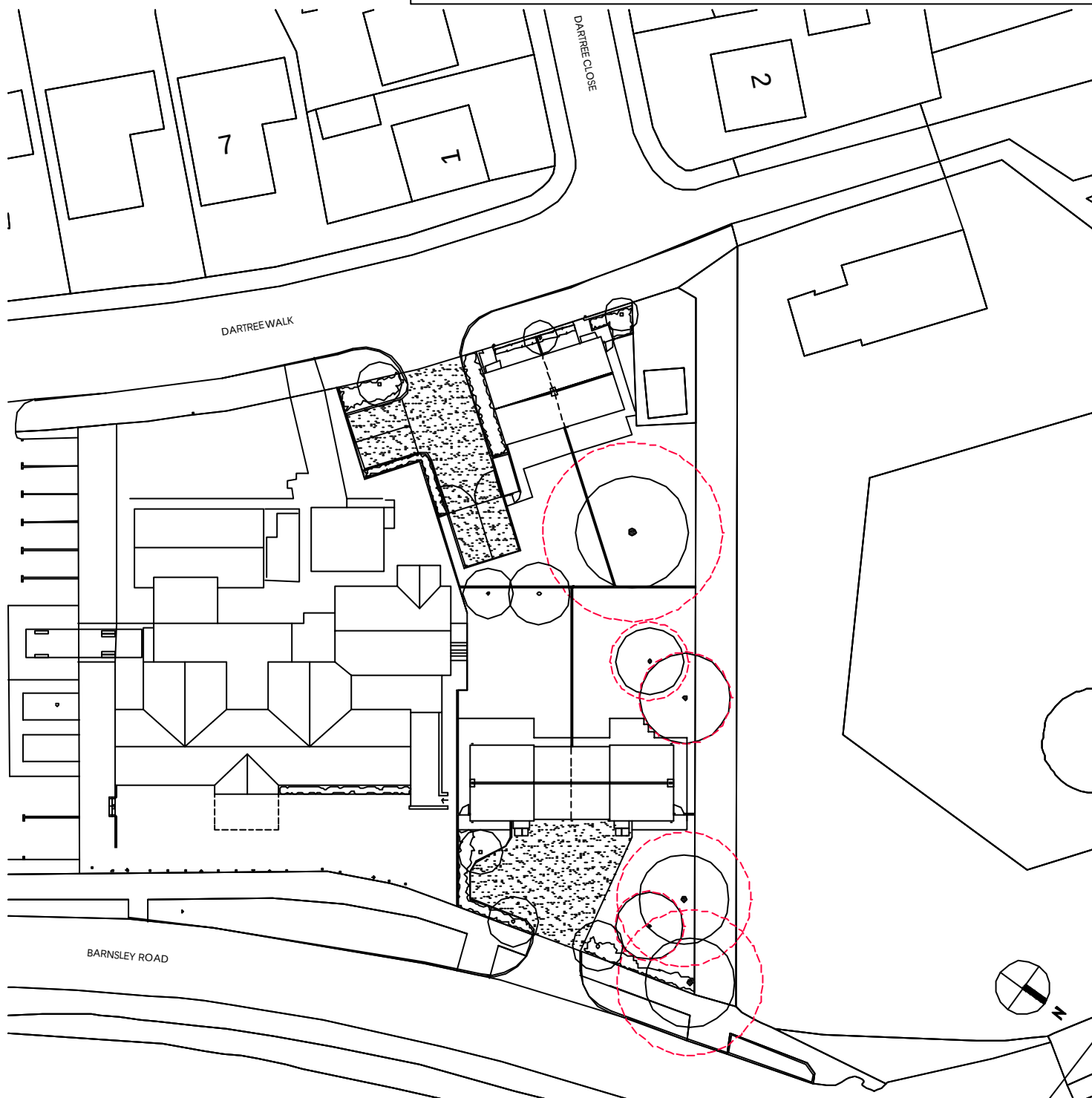
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REV		REVISION NOTE		DATE	DRAWN BY	
FRAMEWORK 		RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO FORMER LONGBOW PUBLIC HOUSE, DARFIELD FOR PH LAND AND DEVELOPMENTS				
		DRAWN BY		CHECKED	DATE	SCALE
		jg			January 2013	1:500 at A4
SITE LOCATION PLAN				DWG NO.	REV.	
				J1310 (08)01		

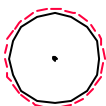
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Proposed site plan

1:500



Existing tree retained and root protection area



Proposed new tree

REV	REVISION NOTE			DATE	DRAWN BY
	F R A M E W O R K				
					
	RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO FORMER LONGBOW PUBLIC HOUSE, DARFIELD FOR PH LAND AND DEVELOPMENTS				
	DRAWN BY	CHECKED	DATE	SCALE	
	jg		January 2013	1:500 at A4	
	OUTLINE PROPOSAL: INDICATIVE SITE LAYOUT		DWG NO.	REV.	
			J1310 (08)02		

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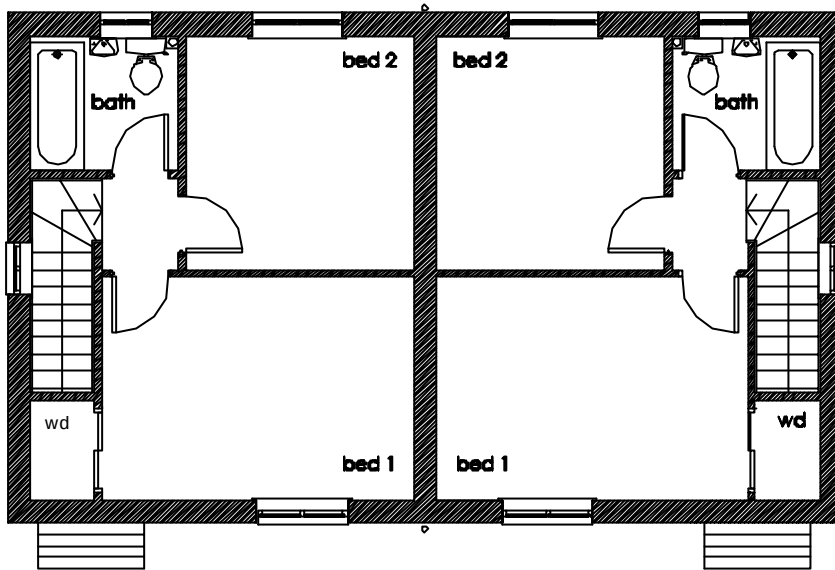
Proposed site plan

1:500

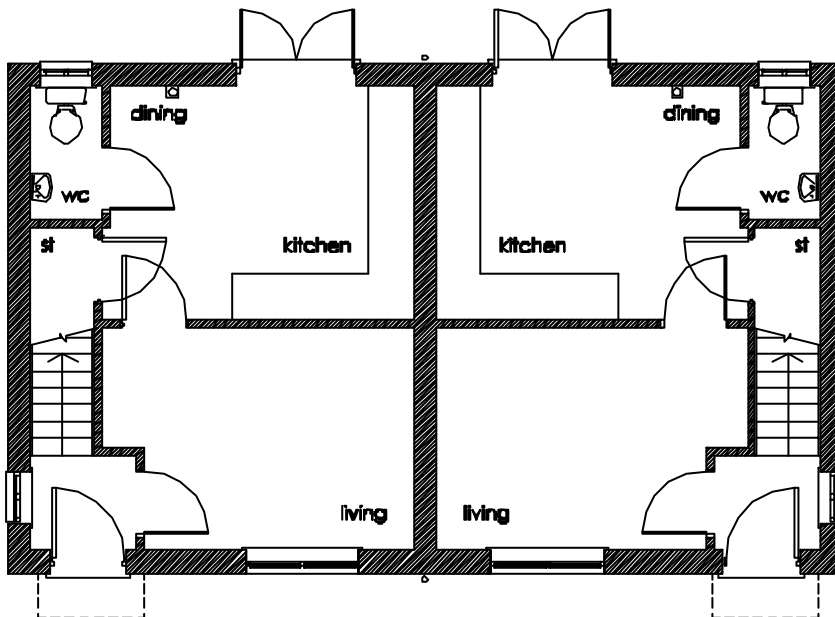
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		DRAWN BY	CHECKED	DATE	SCALE
		ig		January 2013	1:500 at A4
OUTLINE PROPOSAL: INDICATIVE SITE LAYOUT COLOUR STUDY				DWG NO. J1310 (08)03	REV.

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First floor plan

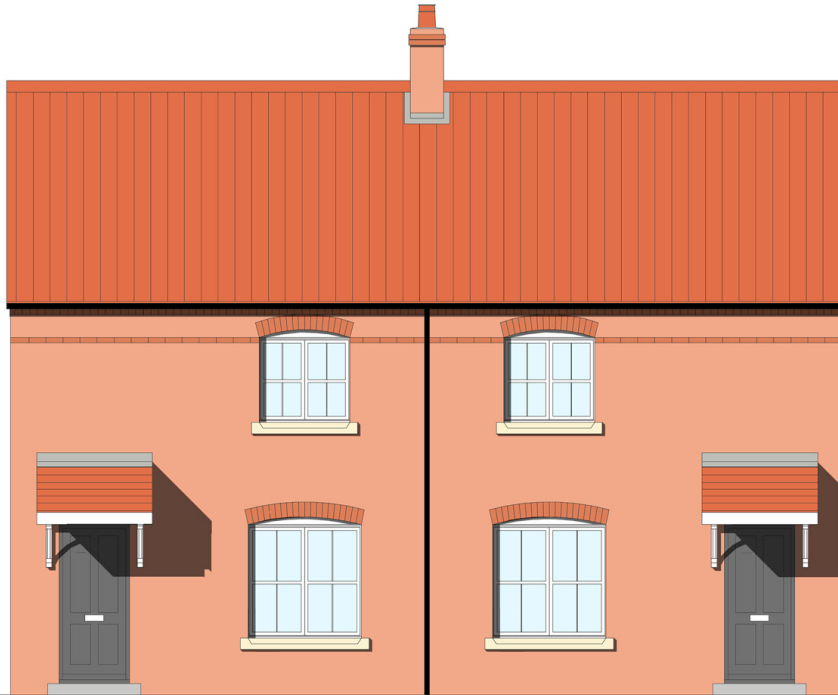


Ground floor plan

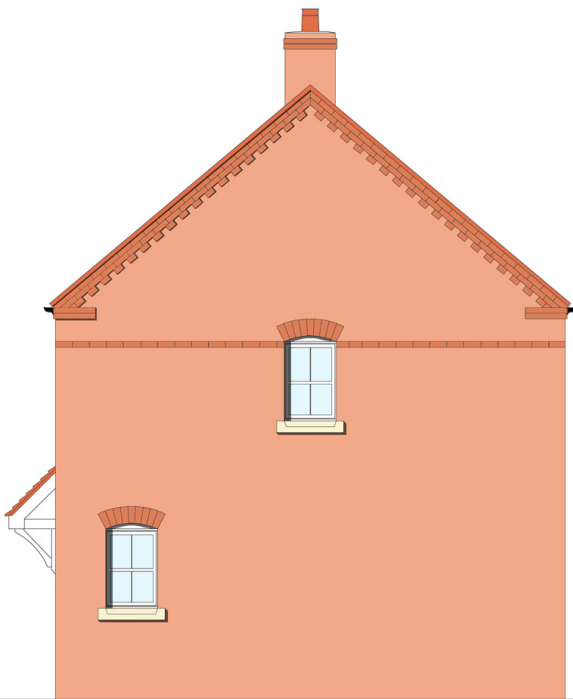
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	DRAWN BY jg	CHECKED	DATE January 2013	SCALE 1:100 at A4	
	OUTLINE PROPOSAL: INDICATIVE FLOOR PLANS		DWG NO. J1310 (08)04	REV.	

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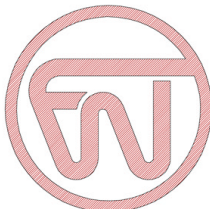
Front elevation



Side elevation

Materials

- | | |
|----------------|--------------------------------------|
| 1. Walls | Facing brickwork colour red |
| 2. Roofing | Concrete tile colour red |
| 3. R.w. goods | pvcU - colour black |
| 4. Windows | pvcU colour tbc |
| 5. Heads/cills | Facing brickwork/artstone colour tbc |

REV	REVISION NOTE		DATE	DRAWN BY
FRAMEWORK 	RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO FORMER LONGBOW PUBLIC HOUSE, DARFIELD FOR PH LAND AND DEVELOPMENTS			
	DRAWN BY	CHECKED	DATE	SCALE
	ig		January 2013	1:100 at A4
OUTLINE PROPOSAL: INDICATIVE ELEVATION COLOUR STUDY			DWG NO. J1310 (08)05	REV.



Enter a postcode or place name:

S73 9NL

Go

Other topics for this area...

Risk of Flooding from Rivers and Sea

Risk of Flooding from Rivers and Sea

Map legend

Click on the map to see what is the Risk of Flooding at a particular location.

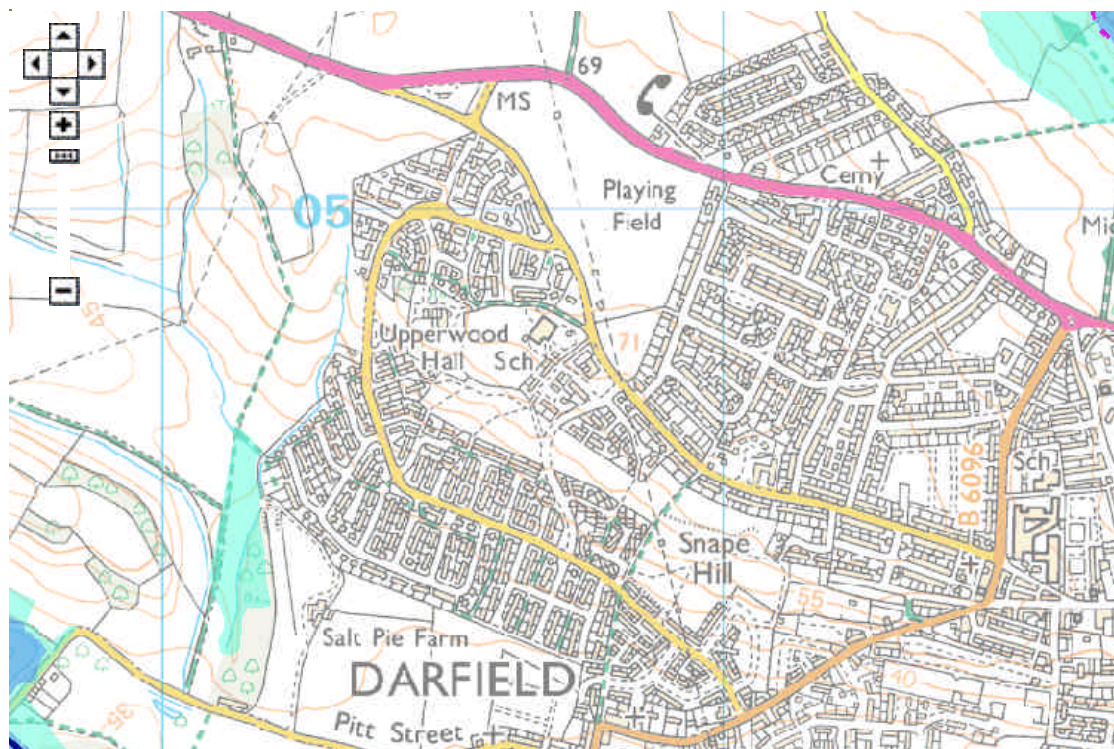
☒ Flood Maps

- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences (Not all may be shown)
- Areas benefiting from flood defences (Not all may be shown)
- Main rivers

S73 9NL at scale 1:10,000

Data search

Text only version



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Flood Map – Information Warnings

Manchester Ship Canal

Flood Mapping of the Manchester Ship Canal in Trafford, Salford and Warrington was updated 9 August 2012 as a result of a judgment of the High Court. The judgment concluded that the Ship Canal sluice gates should not be regarded as 'formal' flood defences and that our decision to map the Ship Canal flood zones as if the sluice gates were closed was unlawful. We have applied to the Court of Appeal to appeal against this judgment, and we will keep this caveat updated. For further information please contact the Environment Agency on 03708 506 506.

Llanyblodwell, Shropshire / Mickleton, Leeds / West Cowick, East Riding of Yorkshire

We are aware of issues with the Flood Mapping in the above locations. Corrections will be published in February 2013. For further information please contact us on 03708 506 506.

* Legend Information: Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your [local environment agency office](#) for further details.

More about flooding

Understanding the flood map

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.