DELF GARTH PLOT 2 | DODWORTH, BARNSLEY

Design guide document Ref 02/70/DAS01

Proposal for the erection of 1 No dwellings within the grounds of 'The Pheasant Inn' public house, High Street, Barnsley – Plot 2

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1.0 Introduction
1.1 This design guide is in support of a residential development of a detached dwelling located in Dodworth , Barnsley.

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.
Barnsley is located on the River Dearne, South Yorkshire approximately 184 miles north-north-west of London and 17 miles north of Sheffield.
The town has a population of around 75,200 with the Barnsley Metropolitan Borough covering an area of approximately 32,863 hectares (127sq miles) and having a population of around 228,000. 68% of the borough is green belt and 9% is National Park land. There are 18 smaller towns and parishes
within the borough.
Historically Barnsley was a coal-mining town, with wire, linen and glass making also former major industries.
The town is undergoing major urban renewal and its economy is more focused towards service industries.

Dodworth was historically a township in the ancient parish of Silkstone in the West Riding of Yorkshire. It became a separate civil parish in 1866, and an urban district in 1894.The urban district and civil parish were abolished in 1974, when Dodworth was transferred to the Metropolitan Borough of Barnsley in the new
county of South Yorkshire. Dodworth is now an unparished area.

In recent years new housing estates have being built, thus increasing dramatically the population of this community, whilst not diminishing the rural surroundings.

In 1974, Dodworth became part of the Barnsley Metropolitan Borough. It still retains a rural aspect, with farms and green fields on hand. It has a library, health clinic, shops, church, two chapels and two schools.

2.2 Physical
It is proposed to design a traditional detached dwelling within the site of The Pheasant Inn public house located on High Street.
The site is located between The Grove and residential housing estate to the South of the site.

The site area of Plot 2 is approximately 526m2
The boundaries are:
- *To the East is Rose Hill Drive (Residential housing estate)*
- *To the North East is a selection of semi-detached stone built dwellings*
- *To the West is Wentworth Way, a selection of 1960's double fronted bungalows,*

The building plot itself is not within the housing policy area and would therefore be available for residential development.

2.3 Access Audit
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 Dodworth village provides detached, semi-detached houses and bungalows, which are now privately owned.

There are a number of private housing estates / flats at Baslow Crescent ,Strafford Walk, Barnsley road, Water Royd drive RoseHill Drive , Champany Fields, Green Road.

Dodworth is Ideally located for commuters working in Barnsley , Sheffield & Leeds.

2.5 **Character**
The site proposal is situated along High Street, Dodworth. The majority of buildings along high street are stone built within the last century , these are a mixture of traditional terrace type houses with accommodation within the roof spaces.

To the north west of the site is Grade II listed building, The 'Grove' .

It is our intention to provide a scheme which reflect the general character of the surrounding area and that complies with local and national planning polices.

The design will use high quality locally sourced materials.

3.0 Relevant planning history
There is live outline planning permission already available on the site for the garage and living accommodation to accompany the existing dwelling. The reference number is Ref 2013/1368
Planning permission was granted 09-12-2015 ref 2015/1258 for the erection of a detached dwelling similar to the one being proposed with out the addition of basement.

4.0 Involvement of community members and professionals, undertaken/planned
No community involvement has taken place in the outline planning permission.

5.1 Identification of opportunities
The site was historically occupied by the Pheasant Inn; the building itself did relate to surrounding character due to the eclectic nature of the area but was vacant and has been demolished.

There is clearly a good opportunity to develop the site on a prominent location from leaving the M1 motorway and driving through the main road into Dodworth.

On completion, the design proposal will infill the unsightly current gap in the street scene by repositioning the design, continuing the building line that answers High Street while enhancing the visual aesthetic of the area.

The form of the site will ensure that although the street scene will be enclosed, each dwelling will not directly access the main road and essentially aims to turn its back on the High Street to form a secure, enclosed community.

The development will provide a high quality scheme that responds sustainably and sympathetically to its immediate surroundings of the neighbouring housing domains and wider context of the village of Dodworth.

5.2 Identification of constraints
It is important that the development is of high quality design, there is little architectural response in the area except for The Grove due to the mass production of dwellings within the area.

There are trees worthy of retention on the southern boundary,these will be retained and protected during the project as they will soften the impact of the new dwelling on the street scene and avoid overlooking distances to the existing properties to the south.

6.0 Design of the scheme

6.1 Amount

The proposal will be a detached dwelling & will consist of four bedrooms, open plan ground floor and basement level, with a driveway/ parking area to the front and large garden area to the rear of the proposal.

6.2 Scale

The proposed dwelling will be similar in mass and height to the buildings within the surrounding area.

The scale will be of 1 ½ storey dwelling with the bedrooms partly within the roof space. Careful consideration will be given to the site layout so the proposals are not overbearing to adjacent properties on the site.
Finished ground floor level will be set at 23.850 to enable the building to be taken in to the foul drainage system as provided in the new access road as previously approved.

6.3 Layout

The layout of plot 2 will comprise of the following :-
Ground Floor : Hall , WC/Cloaks, Kitchen, Lounge, Dining .
First Floor : 3no Bedrooms, Bathroom , En-suite.
Basement : Utility, Cinema / Store, Bedroom 4
The provision of open plan living will be prominent in the design .

6.4 Appearance

A contemporary material palette of natural stone and slate tiles on pitched roofs.
Stone will feature as the main material used to the building envelope, with stone detailing to the front, side and rear projections.
Generous window sizes will provide ample amounts of natural daylight into the internal accommodation and a timber (internally) or aluminium window system will provide thin uninterrupted frames, polyester powder coated colours will create a sharp but softened contemporary look to the development. The entrance door will be a timber system.
Approach to the site from the main road reflects the materials of the area of natural stone to provide a strong base to the dwelling.

6.5 Sustainability

Movement to and from the site will be by car but Dodworth is served by a good public transport links (bus stop 100m away) and train / coach stations are relatively close by. All of the local services are accessible on foot.

Barnsley council have adopted house hold recycling so a number of separate bins will be provided to the owners for general waste, bottles/cans, cardboard, waste paper and vegetation etc.

7.0 Concluding Statement

7.1 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

The context and feedback from the engagement exercises undertaken have 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.

7.2 The scheme has been designed to respond 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
Visual amenity
Preserving and enhancing the character of the village

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