

DESIGN AND ACCESS STATEMENT

Document number 003
December 2015

SITE ADDRESS:

Plot of land at the end of Lister Row, Great Houghton, Nr Barnsley, S72 0AY

NATURE OF THE DEVELOPMENT:

Erection of a two storey detached house with attached garage and workshop.

BACKGROUND

Planning permission was granted in 2012 for the erection of one house, on one half of the site, 350m² in area, (BMBC reference: 12/0296/FUL).

This new application has been submitted, as the existing planning permission is due to expire on 27th Feb 2016. The details of this application are basically the same as for the existing planning permission, **including all the negotiated improvements to the local area**, as detailed below, but on a much larger site, which gives more vehicular manoeuvring space and a larger private garden area. The only differences are that the proposed location of the house has been moved slightly to centralise it more on the larger plot, which looks better and gives even more space for fire and other large vehicles to turn. A single width, single storey garage has also been added. The remaining details, including the house size, design and layout remain the same and are detailed below.

The site is located within the Housing Policy Area and is currently vacant. The site area is approximately 700m² and is on level ground.

The proposal is to build a new family house, of conventional construction, with 2 reception rooms, study and 4 bedrooms, with the fourth bedroom located downstairs so it could be used by an elderly or disable person, if required, or as a third reception room. A single garage with a small workshop area at the rear of it, is proposed to be attached.

The approximate size of the house is 8.5 metres wide, 9 metres deep and 8 metres high to the ridge, with the garage 3.5m wide and 8m long.

The full site historically contained 6 terrace houses of the same style as the existing terrace houses on Lister Row, but these were demolished around 40 years ago and the site has remained vacant ever since.

Outline planning permission was applied for in 2006 (application number 2006/0369) for a perceived more ambitious housing development on the site but it was refused on two aspects:-

1. The use of the restricted visibility junction of Lister Row and the High Street, for exiting Lister Row.

Currently visibility for all vehicles exiting Lister Row on to the High Street is restricted in both directions. However, this application, like existing planning permission 12/0296/FUL, proposes that a safer exit route is constructed by means of a crossover point from Lister Row to the nearby bus turning circle road. This crossover, which is currently used by cars on an informal basis, could then be used by all vehicular egress from Lister Row thereby increasing safety for all residents exiting on to the High Street.

2. The use of an unsealed road (Lister Row) as access to the new development.

Lister Row was prone to surface water flooding after very heavy rain and therefore Lister Row residents were concerned that this, plus a significant increase in traffic, would lead to deterioration of the surface of Lister Row.

Since the 2006 planning application, flood alleviation works have taken place in the Lister Row area, to create a dry pond on the adjoining Green where the surface water can now drain, reducing significantly any flooding on Lister Row, after very heavy rain. Additionally, this application, like existing planning permission 12/0296/FUL, also proposes further flood alleviation works to the area, which are described below.

Lister Row residents were also concerned that waste water from the proposed 2006 development would overload their existing drains, but Yorkshire Water Developer Services have indicated that the combined sewer has sufficient capacity, for foul water from 1 dwelling.

Full details are given in the sections below.

DESIGN

The house size, design and layout remain the same as in the existing planning permission, with only the addition of the single garage. The proposed siting of the house has been moved slightly to centralise it on the larger plot.

The external appearance of the proposed house is designed to reflect the local character of the traditional terraced properties within the area. The depth of the proposed house is similar to the total depth of existing Lister Row properties.

The design incorporates a ridged roof with vertical gable ends, with grey slates for the roof and a brick finish to the external walls. The window style will reflect the majority style in Lister Row, as shown on the elevation drawings, and the proposed material is to be white PVCu. The French windows are also to be in white PVCu, to the rear of the house. The front and back doors are to be white painted timber, with an inverted V canopy above the front door, again to reflect some of design of the current dwellings on Lister Row. The garage doors are to be white painted vertically boarded timber to match.

Samples of the above mentioned building materials are to be reserved for later approval.

The siting of the house is to be on a line parallel with the side of the end house on Lister Row terrace.

The whole design is intended to be in keeping with the character of Lister Row and to enhance the area by developing a currently derelict and overgrown site.

Building Standards

The building will meet all current standards for heat loss, carbon emissions and thermal efficiency providing for an efficient family unit. The loft area will be insulated under the roof, the roof lined and the loft floor boarded, to keep heat loss to a minimum and to create a useable storage space. The windows are to be double glazed.

Services

The proposed house is to be connected to the mains water, drainage, gas and electricity.

A new drainage connection is proposed for foul water into existing combined sewer which runs to the rear of the Lister Row properties. Yorkshire Water Developers Services have previously indicated that this would be a satisfactory solution.

Initially, for the disposal of surface rain water, the use of soak aways will be investigated. If this proves not to be feasible, and the use of Lister Row combined sewer for surface water is also not feasible, waste surface water could be directed into the surface water drain (PU375) which runs by numbers 35 and 18 Ashwood Grove. This is shown as a dotted line on the document, Dn010, proposed site plan with drainage.

(Another solution, also available for the disposal of foul water only, is to connect into the 225 sewage pipe which runs from Mileswood Close, across Hodster Lane towards the bus turning circle.)

It is also proposed to retain as much of the rainwater as possible on the site for garden use, with the excess directed to soak aways or the PU375 surface water drain, as further investigation reveals.

Mains water is available close to the end wall of number 15 Lister Row.

Privacy Issues

The new house is to be sited 20 metres from Fieldsend House, at the closest point, with no direct facing windows between either house, thereby avoiding overlooking and loss of privacy. The south east elevation, looking towards the end terrace house on Lister Row, will have just one small frosted glass WC window to avoid overlooking.

Boundaries, Hedgerows and Trees

The north eastern boundary, towards Fieldsend House, will be enhanced with a 1.8 metre high garden fence inside of the existing chain linked fence, and matching fences will be built also along the north western and south eastern boundaries, extending to the rear of the proposed new house only, to enclose the back garden, as shown on the proposed Site Layout Plan, drawing number, Dn001.

The post and rail fencing to the south west of the site, facing Hodster Lane, is to remain.

No additional fencing is to be erected around the area to the front of the house.

Please see document number, Dn007, proposed Landscaping Details, for further details.

There are no trees or hedgerows on the site.

ACCESS

Vehicle and Pedestrian Access

Vehicular access to the site is proposed to be via Lister Row from the High Street. Vehicular egress from the site will be via Lister Row, the proposed crossover (described below), leading onto the bus turning circle road and then onto the High Street.

Safety Improvements

As mentioned above, there is an existing safety issue for vehicles leaving Lister Row onto the High Street as visibility at this junction is restricted. It is proposed to create a new crossover from Lister Row to the adjacent bus turning circle road, to allow all vehicles from Lister Row, to exit via the much safer, better visibility bus

turning road route, onto the High Street. This new crossover would also provide a hard surface for pedestrians to access the bus stop from Lister Row and vice versa. It is proposed to create a standard crossover with a hard surface, to the Council's specification and carried out by the Council or an outside contractor, at the applicant's expense.

Informal discussions with Highway officers, during the earlier planning applications, have revealed that there would not be a problem creating a crossover on this section of council owned land and they would themselves draw up detailed specifications for the crossover, to ensure all required standards are met. The proposed crossover dimensions and location are the same as those proposed and approved in the existing planning permission. Please see drawing Dn009 Proposed Crossover Location.

Lister Row Surface

Lister Row currently has an uneven surface made up of rough tarmac and sections of porous surface material. The uneven nature of its surface has a great safety advantage for both pedestrian and vehicles, as it ensures that vehicle speeds are kept to a minimum, without the need to build and maintain speed bumps or other traffic calming measures.

The recent flood alleviation works are designed to significantly reduce any surface rainwater, on Lister Row, so as to make the road a lot more usable. The existing sections of porous surface materials (gravel) also help drain the surface rain water.

It is not considered, that the one extra household proposed, would create any significant increase in vehicular traffic movements along Lister Row. As a result of the recent flood alleviation works and the further proposed flood alleviation works described below, the surface of Lister Row should now be more robust and therefore less prone to damage from flooding or by any slight increase in traffic, which may result from this proposed development.

Additionally, it is noted for both pedestrian and vehicle safety, Lister Row currently has the benefit of street lighting.

Refuse, Recycling and Emergency Vehicles

Refuse and recycling vehicles already operate in Lister Row and the bins from the proposed new house could be placed at the front of the house where they can be easily accessed by refuse and recycling vehicles. There is sufficient room to the side of the house for bin storage.

There is already sufficient width to allow emergency vehicles to enter Lister Row and they will be able to gain access to the front of proposed new house. The minimum useable width at the pinch point between the post near the corner of number 15, Lister Row and the post and rail fence is 3.8 metres, after the

proposed flood alleviation culvert (see below for details) has been taken into consideration. Emergency vehicles have then the option of reversing back down the straight Lister Row and turning into the new proposed crossover to exit in a forward direction, via the bus turning circle road, on to the High Street, as well as turning around in the area in front of the proposed new house and the side of number 15 Lister Row. Please see the site plan with fire vehicle access (drawing number Dn011). The Y shaped turning circle proposed, is the same, except that now slightly more room is available due to the repositioning of the proposed house, as in the earlier granted 2012/0296 planning permission, which has already been approved by the South Yorkshire Fire Service, as a result of consultations with them, during the consideration of this earlier planning application. A copy of the memo has been included in this application.

Vehicle Parking

The hard standing on the south east side of the house will provide car parking for two vehicles, in addition to the single garage at the side. This space plus the shared rear access route described below and the area to the front of the proposed house will also allow vehicles to turn around and be able to leave the site in a forward direction. A solid bound material surface will lead from the car parking area and the garage, to Lister Row, as shown on the proposed Site Layout Plan, drawing number, Dn001.

Vehicular Access to the back of Lister Row and Fieldsend House.

Vehicular access to the back of the Lister Row properties and Fieldsend House will not be impeded and will be across the shared area, in front of the proposed house and to the side of number 15, as current. A minimum width of 3.1 metres will be maintained between the proposed south east boundary garden fence and the north western boundary of the plot at the back on Number 15 Lister Row, so as to not obstruct rear access to Fieldsend House.

Disabled Access

There will be a continual paved area from the proposed hard standing car parking area, at the side of the proposed house and the garage, to the front door, which will facilitate wheelchair access to and from the house.

All doorways within the house will be of sufficient width for wheelchair access and other internal arrangements will contain all disable features complying with current Building Regulations.

SUSTAINABILITY

Close to Public Transport and Local Amenities

The site is just a few metres away from a bus stop. The centre of Great Houghton itself, with its varying amenities (shops, public houses, school, churches and skate board park), is within a short walking distance.

Flood Risk

The site is not within a flood plain or in an area of extreme flooding, as indicated on the Environment Agency's flood map. Please see the separate flood map, document number Dn008.

The recent flood alleviation works plus the proposed additional land drainage improvements described below, will help drain any rainwater from the surface of Lister Row and the area in general, after exceptionally heavy rain storms.

Further Flood Alleviation works

To help further drain the area, a culvert is proposed to be excavated along the western boundary of the site, by the post and rail fence, to connect with the recently constructed dry pond, which was dug as part of the council's recent flood alleviation works. The intention is that after rare but exceptionally heavy rain, any rainwater flooding down Hodster Lane from the North or from Lister Row, will run into the culvert and be channeled towards the dry pond where it will eventually soak away.

The culvert will be approximately 1 metre wide at the top, with sloping sides to a depth of approximately 0.43 metres with 0.15 metre width at the bottom and will gradually get deeper, as required, so the water flows downhill towards the dry pond. The culvert will be unlined to allow water to soak away along its length and will be open, except for a 5 metre closed section adjacent to the front corner of 15, Lister Row, as shown on the proposed Site Layout Plan, (drawing number Dn001). An access width of 3.8 metres and the 1 metre wide culvert itself can be accommodated at this 4.8 metres pinch point, if the culvert is covered. Covering the culvert will help with safety, as it will give wider vehicles driving around the end of house in Lister Row, a little more room and will remove the requirement to add any additional safety structures (i.e. posts or fencing) to alert drivers to the location of it, which in themselves would also have taken up valuable space, at this pinch point.

It is proposed to lay, in the covered section, 2 lengths of 2.5 metre, approximately 335mm barrel diameter, top perforated, concrete pipe, backfilled with gravel, so some rain water can still drain into the culvert in this section. The lower section of the culvert to the dry pond would be open again, with a shallower slope of approximately 30 degrees, for safety, on the one side away from the fence, giving about 1.4 metres width at the top.

If any newly laid sewerage drainage piping has to cross the culvert, it will be positioned so as not to affect the flow of water down the culvert.

Old Water course pipe

An old water course pipe runs under ground at the rear of the Lister Row properties and across the site, and its approximate position is marked in yellow on the proposed Site Layout Plan– with drainage, drawing number Dn010. Before construction, the exact course of the pipe will be located and it will be rerouted if necessary, so it will not run under or too near the proposed new dwelling or interfere with any new drainage or similar piping, but with its function retained.

CONTAMINATION ASSESSMENT

As mentioned above, the full site historically contained 6 terrace houses, built around the 1890s, but these were demolished around 40 years ago and the site has remained overgrown and derelict ever since. It is extremely unlikely for there to be any chemical contamination on the site. Also, as it is in a residential area, it has not been used for any form of landfill, etc.

MATTERS TO BE RESERVED FOR LATER APPROVAL

Samples of external materials.

ENCLOSURES

Dn001 Proposed Site Plan
Dn002 Site Location Map
Dn004 Proposed Front and NW side elevations
Dn005 Proposed Rear and SE side elevations
Dn006 Proposed Ground and First Floor layouts
Dn007 Proposed Landscaping details
Dn008 Flood Risk Assessment map
Dn009 Proposed Crossover Location
Dn010 Proposed Site Plan – with drainage
Dn011 Proposed Site Plan with fire vehicle access
South Yorkshire Fire Service Memo