

USE

The location of the site is within a long established neighbourhood, within walking distance of Hoyland centre, where an array of shops and transport links are easily accessed. The site is also close to the M1 and major roads providing easy access to Barnsley, Rotherham, Sheffield and beyond.

The site was formally 'Sandhaven' Care Home, which was demolished in 2008, since then the site remains vacant.

The current use of the site is brown field site, surrounded by a mixed tenure of mainly bungalows and semi-detached houses. Skiers View Road borders the site to the north west elevated around 4m above. The only viable access is on the corner of Bellwood Crescent, which is where the former care home was accessed and serviced from.



CONSULTATION

The site was previously granted planning for 19 new homes in April 2008. Of which the main concerns from neighbours, would prefer the access from Skiers View Road, we have considered the viability and practicality of this and due to the road being elevated above the site such access and servicing the site is not viable. There were also concerns of the amount of traffic on Bellwood Crescent, of which we feel 11 dwellings rather than 19 would create far less traffic, additionally the councils parking standards have been achieved on the proposed. There were also concerns on the impact of surrounding houses, the proposed layout and spacing has been designed to provide less impact and overlooking of surrounding houses.



LANDSCAPING

With the site being underdeveloped due to the requirement of banking and retaining walls at boundaries. Gardens to all properties especially to the north will be far greater than those of an average new build. The use of retaining walls and banking will provide characterful landscaping, while still providing flat areas for each dwelling as usable outdoor space for the occupiers.

We will retain all boundary hedges and trees providing further screening and ecological benefits of bio diversity gain.

The front gardens of each property will be turfed with shrub areas providing a modern appearance to the street scene and breaks to the front tarmac driveways and road.



LAYOUT

The proposed properties will all have good sized secure rear gardens, all accessed from a path to the side of each property shared, each will be secured by 1.80m gate entry. This will ensure the storage of bin refuge is not required at the front of each property, which can only have a more positive impact on the street scene.

Each property will consist of two off road parking spaces. The proposed adopted road with turning head will provide ease of access to the street and supply further on street parking for visitors.

SCALE

The proposed development mix will provide seven small four bedroom detached family homes of which are two storey and four 3 bedroom homes of which 3Nr are proposed as 2.5 storey town houses and One 3 bedroom detached. Of which will be aimed at first time buyers and small young families.

Due to the amount of retaining walls and banking required to the site boundaries, which are most notably to the boundary of Skiers View Road, the overall gross site area of 0.95 acres has been reduced to a developable area of around 0.8 acres. This has had a positive outcome on the density and massing of the proposed development and therefore less impact on surrounding dwellings, increasing the quality of life of the surrounding and future occupiers.

All windows have been designed to compliment the boundaries they look on too. With no side windows being present (only small obscure) this can only be a positive impact on the privacy of the new and present neighbours

The levels of the site will be increased slightly from the site entrance towards Skiers View Road, which is required to help drain and service the site, while reducing the amount of retaining walls required to the rear gardens to help provide more usable garden space for future occupiers. The proposed levels have been carefully designed to have less impact on the occupiers within surrounding dwellings.

APPEARANCE

The surrounding properties on Bellwood Crescent are mainly built from buff bricks, with red brick properties to the rear of the site

With the above in mind. the proposed dwellings are to be built from similar bricks as those on Bellwood Crescent with artstone features to help enhance the street scene further and create a character feel to the overall development.

All windows will be white uPVC, Georgian style.



ACCESS

Vehicular

Each property will consist of two off road parking spaces to the front of each dwelling and most four bedroom properties will provide an integral garage to accommodate a further additional space. All three bedroom homes will have 1 parking space and garage parking.

The proposed turning head will furthermore increase the ease of access especially for larger vehicles, who can serve the current and proposed dwellings more effectively and safely.

The proposed highway approach will provide on street parking for resident's visitors, which would reduce the need to park on Bellwood Crescent.

Pedestrian

All of the houses will have a have slightly graded access ramps into their principal entrances, of which will conform to part M requirements of the building regulations

All properties will have direct access to rear gardens via a 1.8m gate, using a side access path, no property will be shared rear access. All rear access paths will be 1.0m wide reducing the terracing effect on the street scene and providing access for rear refuge bin storage.

Transport links to the site are convenient, as the site is situated between Hoyland (Via West Street) and Hoyland Common (Via Sheffield Road), where a good network of bus routes pass through providing easy access to Rotherham, Doncaster and Barnsley.