

**Design and Access Statement in relation to an outline planning application  
for residential development, including associated access, retention of an existing  
dwelling and the demolition of an outbuilding.  
STONEWELL HOUSE, SHEFFIELD ROAD, BIRDWELL, BARNSELY S70 5RB**

**ASSESSMENT OF CONTEXT**

**Physical**

**Surroundings**

The location is within an established residential area of Birdwell. Dwellings in the vicinity are of varied types, consisting of detached and semi-detached houses and bungalows.

**Site**

The site has no special designation, is not in the green belt. It is within a residential zone identified on BMBC udp map. There are no listed buildings on or adjacent the site that would be affected by the development.

The site contains a large single detached dwelling with associated outbuildings all set in generous gardens.

Access to the site is from Balk Farm Court, an adopted access road.

The site does have a general fall from a high point adjacent the existing dwelling down to the boundary with Sheffield Road and the site is substantially screened from Sheffield Road by existing trees and hedgerows. It is the intention to retain as many of the existing trees, shrubs and hedgerows on the boundary of the site as possible to ensure a degree of mature landscaping is available to enhance the proposed development.

Existing dwellings are located adjacent the site to the north, east and south.

Sheffield Road forms the western boundary and beyond this is open farmland designated green belt.

**Social**

Due to the scale of the development, there will be some social consequences arising from it although it is anticipated that these will not be of a negative nature and the development of this garden with 'family dwellings' will contribute to the availability of local housing.

**Economic**

Due to the moderate scale of the proposed development there will be some positive economic effects.

These will be specific to local businesses in the short term, e.g. builders, builders merchants and suppliers, and in the longer term by general business outlets in Birdwell.

**Planning Policies**

We consider the proposal complies with national and local planning policies. The site is within a residential zone identified in the UDP and surrounded by dwellings of a similar scale and proportion.

**INVOLVEMENT OF COMMUNITY MEMBERS**

No involvement with community members has taken place due to the modest nature of the application and that it is not considered to be contentious or inappropriate.

## **EVALUATION**

It is considered that the proposal is appropriate in terms of scale and positive use of a large garden, creating a number of family dwellings in a sustainable location and of a type that will harmonise successfully with the existing built form in the immediate vicinity.

The site is adjacent local transport services and the commercial business outlets in Birdwell is within walking distance.

## **DESIGN**

**As this application is for outline approval only, the design element of this document will to some degree be limited.**

### **Use**

The proposal is to erect a residential development within the extensive garden area of the host dwelling known as 'Stonewell House'.

### **Amount**

The anticipated number of new dwellings will be 7 with the existing dwelling bringing the total to 8. It is considered this is an appropriate number for the size of site and type of dwellings proposed.

As this application is in outline form only, all matters other than layout and access will be the subject of a future 'Reserved Matters' application including the final design and appearance of the individual dwellings.

The dwellings will be designed to take into account the relevant standards set out in the South Yorkshire Residential Design Guide.

### **Layout**

Indicated is a plot layout and access will be via the existing adopted access road 'Balk Farm Court'. The host dwelling is served off Balk Farm Court with a private drive but this arrangement will change and it is proposed to have an extension of adoptable highway in the form of a new turning head, off which will be served 3 dwellings, 1 of which is the retained host dwelling. The other 5 new plots will be accessed off a further private drive. The adopted turning head and the main private drive serving the 5 plots will be suitably designed to accommodate emergency vehicles (fire appliance for example) and refuse vehicles. It is also proposed to Parking space will accord with highway standards and those set out in the South Yorkshire Residential Design Guide.

### **Scale**

The final scale of the dwellings will be determined at the 'Reserved Matters' stage but the scale and form of development should be designed in a way that harmonises successfully with the established dwellings adjoining the site and take into account the natural fall across the site in an east to west direction.

### **Landscaping**

There are a considerable number of existing trees, shrubs and hedgerows on the boundary of the site and the intention is to retain as many of these as possible, so that the development will have the benefit of a substantial amount of mature planting and landscaping from the outset. There will of course be further opportunities to enhance the retained planting with new species, but it will be at the 'Reserved Matters' stage when proposed planting details will be provided for approval.

### **Appearance**

The external built form will be of good quality materials, harmonising with surrounding properties details of which will be part of the 'Reserved Matters' application.

### **Access**

The main vehicular access will be via the new turning head constructed to adoptable standards and served directly off Balk Farm Court. Private drives will extend from this turning head.

Access roads, turning heads and private drives will be surfaced and sealed, with no excessive gradients. Access into the dwellings will be designed to be compliant with the DDA regulations.