

**Proposed Residential Development
Land Adjacent
Orchard House
Brierley Road
Barnsley**

Ref: 13.22
Date: January 2014
Version: 01

DESIGN AND ACCESS STATEMENT



Fig 1 – Aerial view of the site and surrounding area

 **mboothdesign**

architectural design and building consultants

Fairfield House
Berneslai Close
Barnsley S70 2FL

T: 01226 286256
M: 07881898300
E: mboothdesign@btconnect.com

1.0 Introduction

- 1.1 This statement has been prepared in support of an application for Full Planning Permission for the erection of 2 detached dwellings with attached garages and alterations to the access.

2.0 Location

- 2.1 The site is located on the south outskirts of Brierley, 5 miles north east of Barnsley. It lies to the north west side of Brierley Road, with Orchard House to the north and Violet Farm House to the south. A Site Location Plan is provided as part of the application documents.

3.0 Assessment

Local Context

- 3.1 The site has a total area of 0.116Ha (0.29 Ares). It has an existing access to Brierley Road. The site is part of extended garden to Orchard House.
- 3.2 The site topography is shown the Site Survey Drawing Ref: S7945. It is roughly rectangular with a frontage to Brierley Road of 40 metres and a depth of 45.6 metres along the southern boundary and 22.7 metres along the northern boundary. There is a difference in level of approximately 1.7m between the low point at the road to the east and the rear boundary to the west.
- 3.3 A Photographic Survey is included as part of the application documents.
- 3.4 Orchard House and Violet Farm House either side of the site are detached dwellings. Opposite the site is a courtyard of former farm buildings now converted to dwellings and to the west of the site is a recently constructed new build residential development. To the north west are open paddocks.

Planning Policy

- 3.5 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 18-219 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.
- 3.6 The NPPF at paragraph 56 sets out the government's approach to design which advises that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to make places better for people. Paragraph 57 expands upon this and advises that it is important to plan positively for the achievement of high

quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The submitted plans and Design & Access Statement clearly sets out how the development can meet these objectives and therefore represent high quality design.

- 3.7 The Barnsley Metropolitan Borough Council Unitary Development Plan designates the site as Housing Policy Area It is also located within the Brierley Conservation Area.

The most relevant local policies described below are set out in the Adopted Local Development Plan Policies Core Strategy document.

CSP1 – Climate Change

The site is located in a sustainable location which is not at risk of flooding. The use of sustainable methods of drainage is proposed and the retention of much of the existing trees at the site will promote biodiversity.

CSP2 – Sustainable Development

The development will be constructed using locally sourced materials including natural stone walling. Dwellings should be designed to achieve Level 3 in the Code for Sustainable Homes which can be achieved without the use of renewable energies. The development will allow for the effective use of allocated land.

CSP3 – Sustainable Drainage Systems

The site will be developed using soakaways to dispose of surface water drainage in compliance with SuDS.

CSP4 – Flood Risk

The site is not at risk of flooding nor is it likely to cause flooding elsewhere.

CSP17 – Housing Regeneration Areas

Brierley is an area where the Council intend to support a range of housing regeneration by granting planning permission for residential redevelopment with a mix of housing types and densities. The proposals for a lower density scheme appropriate to the site provide an alternative to much of the larger higher density redevelopment recently approved for sites within Brierley.

CSP29 – Design

The type of buildings proposed which are wide frontage narrow plan dwellings with steeply pitched roofs constructed in a vernacular form using local materials is appropriate to the location and maintain the overall

landscape character of the site. The new dwellings are suitably proportioned reflecting the more traditional buildings typical of the local vernacular so as not to over develop the site, compliment adjacent housing which is of similar scale and format.

The site rises away from Brierley Road and ground levels have been adjusted so that new dwellings will sit 'into' the land to avoid their appearance being elevated when viewed from Brierley Road which is the only aspect.

CSP30 – Historic Environment (incl. Conservation Area development)

Policy:

We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:

- the character and/or appearance of Conservation Areas.....*

The general appearance of the site within the Conservation Area will be enhanced. The development is designed to have minimum impact upon the street scene by retaining frontage trees and landscaping, and designing new dwellings which complement the local Conservation Area by their appearance, scale, mass and use of good quality materials.

The existing site has no 'through' views. New dwellings do not detract from longer distance views into or out of the Conservation Area and do not obscure views of important local landmarks or buildings.

CSP37 – Landscape Character

The proposals maintain the majority of trees on the site which establish the character and distinctiveness of the site.

Trees

- 3.8 The site is predominantly open grassland with a number of small trees adjacent the frontage at the south end of the site. There is a semi-mature hedge to the north western boundary.

A tree survey has been prepared by James Royston Arboricultural Consultant and a copy is included as part of the application documents.

The report finds *that 'none of the trees surveyed were of sufficient value to be considered as a constraint to development.'* The trees are protected by the fact that they are within the Conservation Area. Whilst the trees themselves are of no great value they do contribute to the Conservation Area by providing a 'green frontage' to at least part of the site.

It is proposed to redevelop the site and retain the majority of the trees on site and particularly those to the frontage which have the greatest impact upon the local amenity and on the street scene to Brierley Road.

Protected Species

- 3.9 There are no buildings on the site and no paved areas. There are no trees of sufficient size to warrant a protected species survey.

The hedgerow at the rear is likely to provide suitable habitat for nesting birds but will be largely unaffected by the development.

Previous Development

- 3.10 Historic Ordnance Survey Plans indicate that the site has been previously undeveloped and therefore there is limited risk of contaminated ground – see 1919 version of Ordnance Survey Plan below.

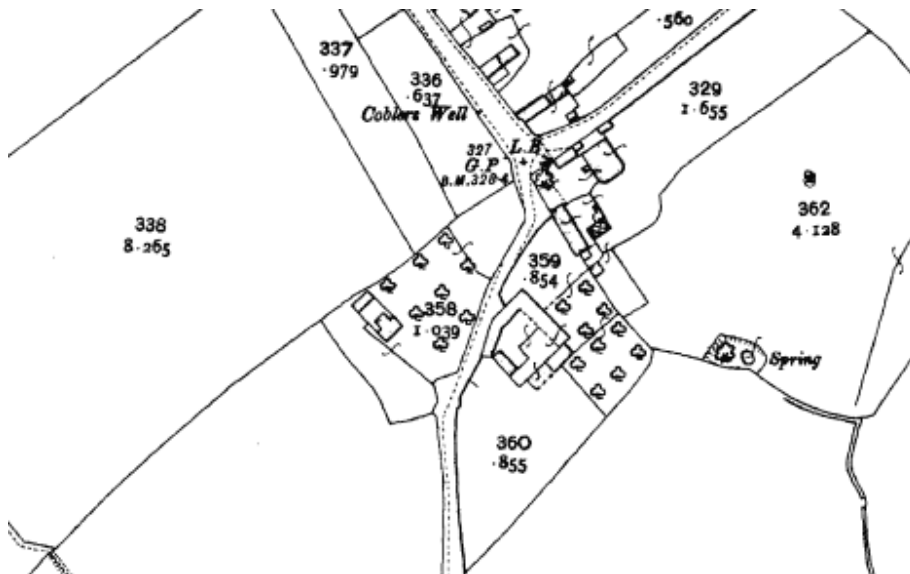


Fig 2 -1906 Ordnance Survey Plan (prior to construction of Orchard House)

Coal Mining

- 3.11 The Coal Authority has been consulted and the site is not within an area that would require the submission of a Coal Mining Risk Assessment.

Drainage and Flood Risk

- 3.12 The site is to be drained with separate systems of foul and surface water drainage. Foul water drainage will connect to an existing public sewer in Brierley Road. Surface water drainage should be designed with due regard to SuDS and should discharge to soakaways constructed in land at the

front of the proposed dwellings within the parking areas using drainage crates to provide storage as required subject to percolation tests.

- 3.13 The site is not within an area identified by the Environment Agency as being at risk of flooding nor is it likely to lead to flooding elsewhere.

Social and Economic Context

- 3.14 The existing site provides no social or economic benefit to the local or wider community. The proposals have the opportunity to attract families to the area that are likely to use local schools, shops and other local facilities which will benefit the local community.

Access and Sustainability

- 3.15 Local bus services link the site to Brierley Village as well as Barnsley Ackworth Pontefract and the wider area. Local shops and services are available within Brierley Village. The site is surrounded by existing housing which determines this to be a sustainable location.

4.0 Involvement

- 4.1 The proposals were discussed at pre-application stage with Graham Northern of the Council's Planning Department and Tony Wiles, the Conservation Officer. The initial designs presented showing a development of two detached dwellings were considered to be generally in accordance with planning policy.

5.0 Evaluation

- 5.1 The site is previously undeveloped land allocated for housing within the Unitary Development Plan. The site is within the Conservation Area and therefore particular care has been taken to design new dwellings and use good quality materials that are appropriate to the Conservation Area.
- 5.2 Brierley Conservation Area includes a mix of traditional buildings built in stone with slate roofs and more modern buildings of lesser quality. The proposals provide for a sympathetic scheme for a low density, well designed, residential development that is respectful of the Conservation Area status of the site and maintains part of the existing 'green frontage' by retaining the majority of existing trees along the eastern boundary.
- 5.3 There are no technical reasons why the site could not be brought forward for development.

6.0 Design

6.1 Use

The site is currently undeveloped and allocated as Housing Policy. It has previously been used as the extended side garden by the owners of Orchard House who no longer live there.

The proposed use is residential comprising a low density development that will allow the majority of existing trees to be maintained and managed to preserve the visual amenity of the site within the Conservation Area.

6.2 Amount

The total area of the existing site is 0.116Ha.

It is proposed to construct 2 No two storey detached 4 bedroom dwellings with double garages. Unit 1 has a gross internal floor area of 1750sqft and Unit 2, 1500sqft.

The density is below normal standards for new build residential development. It is however appropriate given the nature of adjacent larger dwellings and the need to develop the site in a sympathetic manner which respects existing landscaping and the Conservation Area status which demands a higher quality of development. Higher density development is available locally but is considered inappropriate for this particular site.

All plots have adequate private amenity space and benefit from private rear west facing garden areas.

6.3 Layout

The proposed layout is shown on Drawing Ref P1. The existing access has been retained and adapted to provide access to both plots. The location of the access affords adequate visibility in both directions. Refer to details on drawing P1.

Independent access drives to both properties provide parking for 4 private cars and adequate space for vehicles to turn and manoeuvre within the site.

Hardstanding is available adjacent to proposed dwellings for the storage of waste and recycling bins and are shown on Drawing Ref P1.

Both dwellings have been designed as front and rear facing with the principal elevation to Brierley Road. This provides private amenity space within rear gardens and avoids overlooking towards Orchard House and Violet Farm House.

All properties exceed minimum distances between dwellings to maintain residential amenity in terms of overlooking and have no overbearing effects.

6.4 Scale

The proposed dwellings are of two storey construction measuring 5.0m from ground level to eaves and 8.0m to ridge; garages are single storey. They are of simple plan form typical of the more traditional buildings within the village.

The floor levels of the proposed dwellings are similar to the floor levels of the dwellings either side maintaining similar scale and alignment.

6.5 Appearance

The proposals seek to reflect the design and appearance of traditional houses and cottages within the area:

Roofs have chimney stacks and pots and will be clad in good quality artificial stone slates with matching ridges and flush pointed verges.

External walls are to be constructed in natural regularly coursed stone flush pointed in grit sand lime based mortar and 'bagged off'. Lintels and cills to door and window openings will be of a simple squared design in natural stone or an approved artificial stone.

Windows are to be in white finish with cottage style set in min 75mm deep reveals. Doors are to be a mix of composite timber with painted finish and dark oak stain. Garage doors are to have a vertically timber boarded design, manufactured in GRP with a dark oak finish and matching frame.

Rainwater goods are to be in black ppc aluminium with ogee section gutters supported on rise and fall brackets without fascias. Rainwater pipes are to be circular and fixed to stonework with brackets.

External surfaces are to be a mix of tarmac, artificial stone flags and gravel as shown on the Site Layout P1.

Boundaries are to be retained and supplementary hedge planting provided where necessary. Details of new boundaries between dwellings are shown on the Site Layout P1.

6.6 Landscaping

The site has the benefit of an existing mature hedge to the rear and a number of trees adjacent the frontage which are to be retained.

Given the extent of retained trees within the site additional, structural planting is considered unnecessary.

7.0 Access

- 7.1 Existing topography does not permit level access and private drives will have a gradient of approximately 1 in 12. Level approach into dwellings (not more than 1 in 20) can be provide between parking areas and the entrance threshold of the new dwellings.
- 7.2 Waste and recycling bin storage is provided to individual properties and bins will be moved to the site access for collection.
- 7.3 Turning space within the site will not be available for fire appliances however fire fighting vehicles parked at the site frontage will be within the maximum distance of 45m to the external corners of the dwellings.

8.0 Summary

- 8.1 The proposals are for the erection of two dwellings on land allocated as Housing Policy.
- 8.2 The site is within the Conservation Area and particular care has been taken to design houses that are appropriate in terms of appearance, scale, mass and use of materials; and, will complement existing dwellings. Existing landscape planting and semi-mature trees adjacent to the site frontage have been retained to maintain the visual amenity of the sites green frontage which is an asset to the local street scene.
- 8.3 The proposals constitute a sympathetic scheme of lower density development featuring 2 dwellings designed in a traditional manner appropriate to the location, using good quality local materials to enhance the setting within the Conservation Area.
- 8.4 As such we look forward to receiving the councils support in respect of these proposals.

A handwritten signature in black ink, appearing to be 'M Booth', followed by a period.

Signed for MBooth Design Ltd