Land off Hawshaw Bank Hoyland

Planning, Design & Access Statement

Low Farm Properties

Site Location

The site is located to the west of Hawshaw Lane, north of Upper Hoyland Road, off Pinfold Court, adjacent to the main settlement of Hoyland.

It lies within a convenient distance for numerous local facilities

- Kirk Balk Academy
- St Helens Primary School
- Supermarket
- Petrol Station
- Places of worship
- Places of employment
- Ambulance Station
- Public House

Hoyland town centre features

- Local shops & supermarkets
- Bank
- Chemist
- Restaurants & Takeaways
- Places of employment
- Builders merchant

SITE LOCATION



Local Character

The site is within a residential area and the buildings range from early twentieth century to fairly recent construction. The dwellings are a mixture of detached, semi-detached and terraced, mainly two storeys.

The majority of the dwellings in the area are of brick and tile construction with some artificial or natural stone and render, the dwellings in the locality of the site are of fairly ubiquitous design, lacking in locally distinctive architecture.

The site lies within a partially completed residential development from the last decade, the dwellings are a mixture of two and three storeys, constructed out of brickwork and render with concrete interlocking tiles. To the north of the site, plots 1-4 & 7-13 will be completed by the applicant in line with the original permission.

Site Description

The site is located to the west of Hawshaw Lane and to the north of Upper Hoyland Road, it covers plots 5,6, & 18-47 on a previous development by Ackroyd & Abbott Homes granted Planning Permission in November 2005 (B/04/1623/HN). The site has been partially developed and this site together with the frontage plots 1-4 & 7-13 will be constructed by the applicant, thereby completing the overall site.

The land slopes from the Upper Hoyland boundary to its northern boundary with the frontage plots of the previous scheme, plateaus have been created to facilitate the original design, a feature that will be necessary for these revised proposals.

The boundaries of the site are defined by mature Hawthorn hedges to the two main highways and the remaining boundaries will be internal to the completed residential development.

Site Constraints

- Gradient of the site
- Linking the proposed development to the partially completed development
- Providing a scheme that is sympathetic with the partially complete development
- Retention of mature vegetation
- Integration of Sustainable Drainage Solution

Site Opportunities

- Completion of a site that has been partially developed in excess of 10 years
- Providing pedestrian permeability through the site, linking into footpaths and the adjoining housing development
- The site provides good access to local facilities and Hoyland town centre
- Provision of quality housing to meet local requirements

DESIGN PROPOSAL

Use

The site currently has an extant Planning Permission B/04/1623/HN; therefore the principle of residential use has been established.

Amount

The total area of the site is 0.43Hectares and the proposed development will deliver 18 dwellings, this equates to a density of 41 units per Hectare, this is lower than the previous approved scheme but appropriate for this urban setting. All dwellings are for private sale.

Layout

The main objective of the scheme is to provide a cohesive layout that is sympathetic to its surroundings and completes this partially developed site.

The site entrance will be off the previously constructed turning head at the end of Hawshaw Bank, a block paved mews court will provide the adoptable highway serving the properties, this will help to differentiate this phase of the site from the earlier phase & create a safe environment for pedestrians & vehicles. The mews court will be constructed to the approximate levels of the site with split level dwellings to either side.

There is a steep level difference between the central plateau and the land either side, therefore the proposed house types are split level units where the necessary retaining wall will be accommodated within the dwelling and steps provided between the units. This will provide the most aesthetically pleasing solution without dramatically altering the existing ground levels. The external appearance of the dwellings are designed to be sympathetic to the existing development whilst providing a more modern appearance, utilising similar materials and creating a pleasing environment.

All the dwellings have main aspects either down Hawshaw Bank or onto the proposed mews court, this provides natural surveillance of the area & avoids creating any potential problem areas.

Existing hedgerows to the external boundaries of the site will be protected and reinforced with new planting where necessary, this coupled with an extensive landscape scheme will create a green external boundary and overall a development sympathetic to its surroundings.

Scale

The proposed development of 18 dwellings is comprised of four different house types thereby providing an interesting street scene and a sense of individuality for each purchaser.

All properties will be two / three storeys, complimenting the existing residential properties of the partially developed site. The proposed finished floor levels of the dwellings will be dictated by the existing ground levels and the detailed drainage design but they will sit comfortably on the site and relate to the adjoining land.

Landscaping

The layout section of this document outlined the landscape proposals for the periphery of the site, within the site all gardens will be turfed and a high level of planting including trees and shrubs will compliment the dwellings and help to soften the street scene.

Appearance

The character of the residential areas close to the site were considered during the planning process for the adjoining development of 18 dwellings and it was decided that the most pertinent design features should be taken from the partially developed site, with the aim of creating an area with its own character that blends in with the existing development.

The site will utilise some of the same house types but the scale and detailing is complimentary to the adjoining dwellings and it is considered the house types proposed for this development will complement and enhance the existing areas.

The submitted house types and material schedule illustrate the distinctive features of each house, these included gable roofs, differing roof lines and brick banding.The materials proposed for the development draw on the surrounding area with artificial stone interspersed between brickwork, complimentary roof tiles and varying door colours. This will create aesthetically pleasing street scenes and generate pride amongst the future residents.

Details on existing development adjoining site incorporated into proposals





Gable roofs, porches, pediments, integral garages, Brickwork, concrete interlocking tiles & upvc windows.

Crime Prevention

The design of the scheme has taken into account the guidance given in “Safer Places: The Planning System and Crime Prevention”.

Seven attributes of sustainable communities that are particularly relevant to crime prevention are as follows:-

- Access & Movement – The layout proposes integrated routes for all users, providing well defined paths through the development, establishing a good movement framework without compromising security.
- Structure – The layout of the development is appropriate for the identified crime risk, providing a safe urban structure, with defensible space.
- Surveillance – In designing the development care has been taken to introduce ‘active frontages’ to all publicly accessible areas to eliminate potential hiding places and to allow people to be aware of what is happening around them.
- Ownership – The scheme creates clearly defined areas, utilising hard and soft landscaping and physical barriers, all are of high quality and appropriate to the local context.
- Physical Protection – In order to prevent property crime and to make the dwellings as secure as possible, they will all comply with the ‘Secured by Design’ initiative.
- Activity – This residential scheme will attract a mix of people of different ages, lifestyle and economic status, providing human activity appropriate to the location, reducing the risk of crime and creating a sense of safety.
- Management & Maintenance – The sections of the site that fall within the public realm will be adopted and maintained by B.M.B.C. All other areas will be clearly defined & the responsibility of the home owner.

Access

The only point of vehicular and pedestrian will be off Hawshaw Bank as approved under the previous Planning Permission.

The highway alignment will suppress vehicle speeds and provide a safe environment for all.

The highways will be completed to B.M.B.C. standards and adopted following completion.