PROPOSED DWELLINGS

on

LAND AT CHURCH STREET JUMP, BARNSLEY

For

SEALQUEST LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for development comprising the construction of a three town houses on land at Church Street, Jump, Barnsley

Approval is sought for the proposals shown on the submitted plans including:

- Boundary details
- Foul and surface water details
- Landscaping proposals.

2 THE SITE

The site lies within the residential areas of Jump, Barnsley, approximately 2 miles to the north east of Barnsley Town centre.

- The site is a plot of land which lies between 18 & 20 Church Street, Jump.
- Jump is a village in the Metropolitan Borough of Barnsley in South Yorkshire.
- The site lies within an established residential area that is zoned as Housing Policy on the UDP.
- The site is not identified by the Environment Agency as an area where flooding is a risk.
- The adjacent buildings are not listed and the site is not within a conservation area.
- The site is designated as Housing Policy area on the UDP.
- Town & Country Planning approval has previously been granted for the site. Application ref 2008/1730



Formerly there were offices on the site, these have been demolished and the site partially cleared. The site is currently vacant and overgrown with piles of debris remaining from the demolition of the former building on the site



SITE VIEWED FROM CHURCH STREET

The site is within a well established residential area comprising generally traditionally constructed dwellings.

Immediately adjacent the site, to the east is Lilly Terrace. These are traditionally constructed Town Houses.



The site slopes upwards in a northerly direction from Church Street. At the northern end of the site is a blockwork boundary wall forming part of a car port to 1 Milton Close.

Full Town & Country Planning approval was granted in 2009 for two pairs of semi detached dwellings on the site. It is intended that the approved proposals for the dwellings at the site frontage to Church Street will remain as approved.

The approved scheme included a pair of four storey dwellings towards the rear of the site. The design of these approved dwellings are entirely out of character with the adjacent properties on Lily Terrace and the dwellings to Church Street in the vicinity of the site. It is considered that these would have a detrimental effect on the 'street scene'.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the dwelling is ‘brown field’ and suitable for the development proposed. The site is situated in an established residential area and the change of use from commercial to residential is appropriate and beneficial to the general amenity of neighbouring properties.

The proposed traditionally constructed dwellings are in keeping with the general style and scale of properties in the area. No attempt has been made to mimic the recent approved development. The proposals are intended to be complimentary the dwellings in the general area and respect the local vernacular.

The proposals for residential development of the site as shown on the submitted proposals complies with Policy H8D in that it causes no significant harm to the local environment and does not create any Planning difficulties.

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to the following:

Policy H4 – Residential Development,
Policy H8D – Back land & Infill Development
PPS3

Policy H8A-The proposal complies with Policy H8A in that the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity of new or existing residents.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the existing access point, restriction due to site topography, proximity of adjacent dwellings and separation distances to surrounding dwellings. The scheme also makes allowance for the construction of the approved dwellings to the site frontage.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

The architectural style is compatible with that of the existing buildings in the locality.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

The site is within a Housing Policy Area and as such policy H8 is of particular relevance. This states that areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use.

The scheme has been designed with reference to Policy H8A with regard to the standard of design and amenity levels. The scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

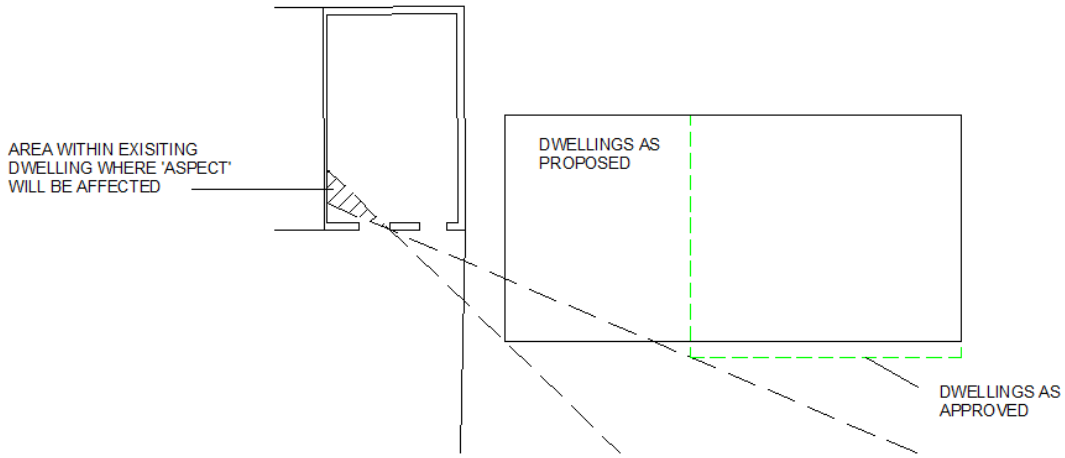
An earlier application for residential development on the site Ref 2007/1102 was refused. The reasons for refusal related to the height and facade treatment failing to reflect the scale and character of the surrounding development, and loss of aspect appearance and loss of privacy.

Our understanding is that the scheme was subsequently revised and resubmitted. The revised scheme being granted approval. The principal change made to obtain approval was the omission of a four storey Town House, the semi detached dwellings at the site frontage being retained as originally submitted and the main design and height of the remaining dwellings being unchanged. This was deemed to overcome the earlier reasons for refusal in respect of scale, character, loss of aspect and privacy.

The scheme that is the subject of this application is for properties in keeping with the local vernacular and respects the character of adjacent properties.

Separation distances in line with Local Planning Authority Guidelines have been met to ensure that there is no unacceptable loss of privacy. Similarly, overshadowing or overlooking will not be to an unacceptable level.

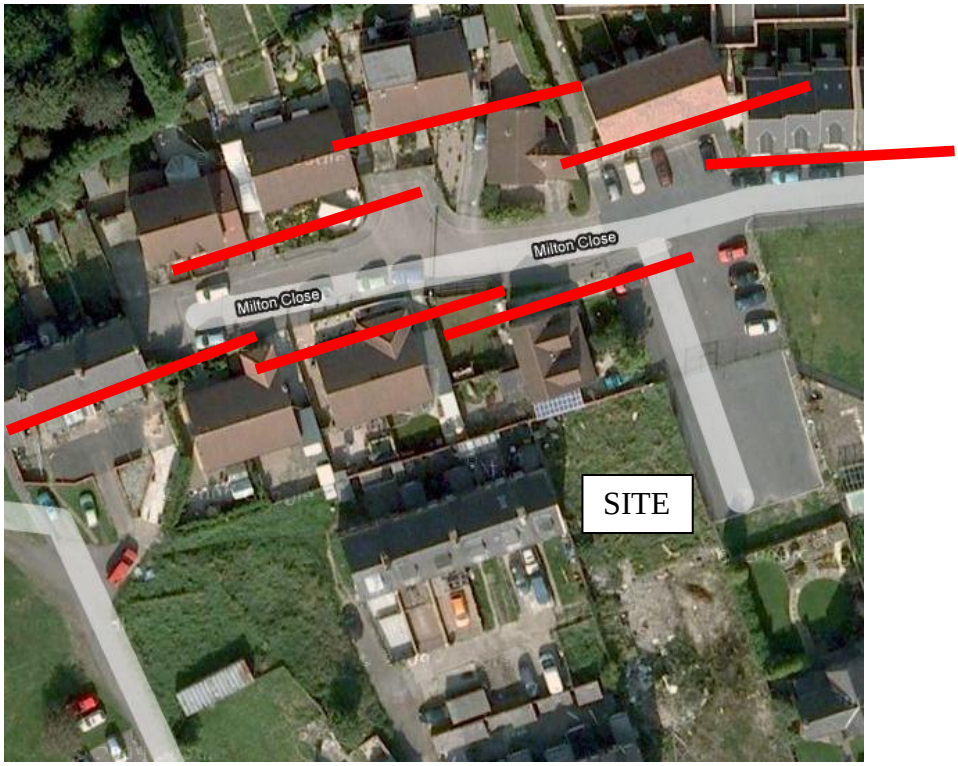
With regard to loss of aspect or outlook, this is only a consideration in respect of 11 Lily Terrace. The proposed dwellings are forward of the front elevation of the adjacent dwellings on Lily Terrace. Any loss of aspect would only be from the front ground and first floor windows to the end terrace. The diagram below illustrates the minimal loss of aspect that may arise over and above that that would occur in respect of the approved development

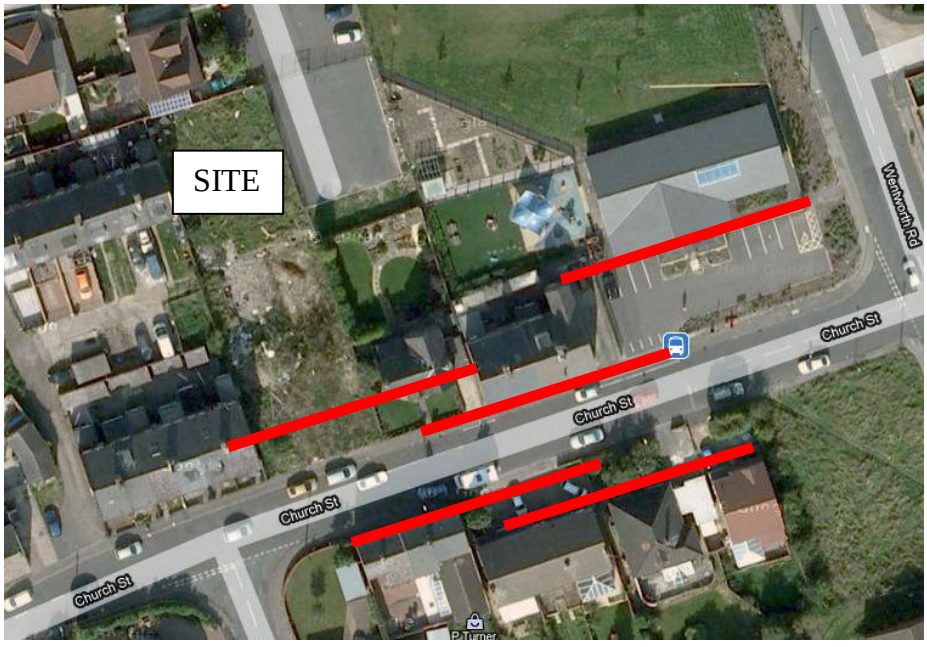


With regard to Building lines it is noted that there is no rigid reference to this principle. For example, all dwellings approved on application2007/1730 do not follow established 'building lines' i.e. lines of the front elevations of neighbouring properties. In regard to the application site, the proposed dwellings are situated away from the main road frontage. The fact that the buildings do not align with the adjacent Lily Terrace will have no impact upon the general amenity of the

area. This view is reinforced by reference to the approved proposals that do not respect theoretical building lines.

Further examples where a 'building line principle has not been followed in the locality are shown below. Lines of the main building frontages are shown on red.





4 SOCIAL & ECONOMIC CONTEXT

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 ACCESS

A new access will be formed from Church Street with associated private drives to serve the proposed new properties. The location of eh access point was approved as part of the approved scheme.

The location of the access provides a safe and efficient layout. Further, it is unlikely that conflict between vehicles and pedestrians will occur due to the range of visibility from the access points and along Church Street in both directions..

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 CONCLUSIONS

The proposal is within an established residential area and therefore complies with Local and National policies relating to residential development.

The site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.