

# Site

Supporting Statement

Information on this page has been produced to describe the proposed scheme which has been developed for the existing construction site at Hawshaw Bank, Hoyland, Barnsley, S74 9ND.



The site measures a total of **3,664.7m<sup>2</sup>** / 0.9 acres as per the red line shown on the attached satellite image above. This area represents the proposed development area which this Planning application refers to.

The site is located in a well established residential area and benefits from extant Planning permission B/04/1623/HN from November 2005, whereby 3no blocks of apartments have been approved for the site.

The fundamental trait with the proposed site is the significant level change across the land, primarily from south to north (high to low). Focusing solely on the red line boundary of the application, there is a near 10m level change, from Upper Hoyland Road, down to the rear of the proposed buildings fronting onto Hawshaw Bank (currently under construction by the applicant). This level change has been fundamental in defining the design strategy for the site and especially the type of structures which are proposed. This is documented within the design section of this statement.

The site is bordered on the south and east by the adjacent highways of Upper Hoyland Road and Hawshaw Lane. Hawshaw Lane has a 2m footpath, however there is no footpath to Upper Hoyland Road on the site side of the road. There is an existing boundary fence which delineates the site and will be replaced as part of the proposed works; no corresponding highways works (beyond the proposed access road) are proposed as part of this Planning application. To the north and west boundaries are residential properties which correspond with Planning permission B/04/1623/HN. The proposed block fronting Hawshaw Bank to the immediate north of the site is currently being constructed by ANS Construction for the applicant and will be completed later in 2024.

As noted, this proposed Planning application seeks to amend a portion of the work from the site's extant permission. The red line boundary included in this application covers plots 5 - 6 and 18 - 47 from the previous Planning permission obtained by Ackroyd & Abbott Homes under Planning reference B/04/1623/HN that was granted approval by Barnsley Metropolitan Borough Council in November 2005. Other than this final section of the site (phase 3) the site has been developed out as per the permission, with plots 1-4 and 7-13 being currently developed by the applicant.

A further Planning application to Barnsley Metropolitan Borough Council was submitted in April 2019 by Low Farm Properties to undertake a similar proposal to that included within this submission. This 2019 application, under Planning reference 2019/0451 was submitted to vary the original condition 3 of Planning permission B/04/1623/HN to enable the 3no apartment blocks, previously approved, to be replaced by 14no new 3 storey split-level dwellings. From dialogue with the case officer, we understand that the previous applicants did not continue with the application for a number of viability reasons and as such withdrew the submission prior to determination.

The applicant of this proposal seeks to put forward a similar proposal, albeit to represent their bespoke house types and include their recent knowledge and experience of the site. It has been determined that due to market trends, desirability and locality, that the extensive number of apartments previously approved for the site are no longer financially viable and the demographic is no longer requiring such properties. Outdoor amenity space is a prerequisite for any new property, especially since the pandemic and the proposed scheme looks to maximise these aspects both internally and externally. The proposed design would enable the final phase of this development to be built out and completed, whilst providing the local area with a further 14 houses, through a mix of detached, semi and terrace, which meets demand and complements the work which has already been undertaken on site.

# Design

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The applicant for this Planning submission has been undertaking the development of the second phase of the original Planning permission, approved under reference B/04/1623/HN from November 2005. This portion of the project consisted of the 11 new build homes at the entrance to Hawshaw Bank and will be completed during 2024.

In undertaking this work, the applicant and contractor has generated a strong understanding of the locality and the constraints and opportunities present on this site. The proposal presented within this application collates three years of work, both construction and commercial, to generate a financially viable scheme, that would allow the wider masterplan of the site to be completed as envisaged when the original B/04/1623/HN permission was approved.

The proposed drawings 02-010 - 013 provide detailed floor plans and elevations for each of the four house types used on the site. Despite the split level arrangement, it has been vital to ensure that plenty of natural light penetrates through the internal spaces to provide high quality living accommodation regardless of which floor the occupier is on. Generally living accommodation has been positioned on the ground and first floor, with these levels (depending on the house type) benefiting from expansive glazing through the large bi-fold doorsets and Juliet balconies.

**Use:** The site is to continue the principle use of residential on the site, which was established through the original Planning permission B/04/1623/HN.

**Amount:** This application seeks to provide 14no new dwellings, each of 3 storey in height, yet providing the living accommodation over a split arrangement to make best use of the levels on site and transition between the plateaus created. The overall schedule of accommodation consists of the following:

- 3no Bolsover House Type 3B5P Terrace 126.6m<sup>2</sup> GIA
- 4no Staveley House Type 4B7P Semi 128.6m<sup>2</sup> GIA
- 3no Ripley House Type 4B7P Detach 157.2m<sup>2</sup> GIA
- 4no Alfreton House Type 4B7P Detach 157.2m<sup>2</sup> GIA

The above schedule of accommodation seeks to provide a mix of units across the site, despite being challenged significantly by the physical constraints of the land. This unit mix has been checked alongside local agents, who agree that the mix provided is a true representation of the demand in the area.

**Layout:** The topography of the site has played a large part in determining the layout for both the scheme under B/04/1623/HN, as well as this proposed scheme. The proposed access road is taken off the existing spur on the current turning head. This access road has been designed to adoptable standards with a turning head to the front of plot P301, allowing for the necessary servicing for the development. To mitigate the vehicular impact on the street scene and to correspond with existing design traits across surrounding residential projects the proposed house types have been designed with integral garages with sufficient space for a single vehicle. The internal dimensions of the garage is 3m x 6.5m minimum; this then results in only a single vehicle being parked externally on the street frontage, allowing for additional soft landscaping to be provided. The proposed arrangement allows for the required offset distances to be adhered to across the scheme, whilst also ensuring each property provides for a dual aspect, whether that be facing into the development or across the surrounding infrastructure.

**Scale:** This proposed development seeks to minimise the scale and mass of the original proposed apartment blocks, by providing 14no dwellings in a variety of forms. The scheme provides 3no terrace dwellings, 4no semi-detached dwellings and 7no detached dwellings. All houses are to be formed via 3 storey split level dwellings, which will allow the topography on site to be transitioned successfully. Finished floor levels and ground to first floor heights have been calculated to work with the levels on site. The proposed arrangement also enables the scheme to correspond closely with the surrounding highways infrastructure, especially that on Hawshaw Lane and Upper Hoyland Road.

**Landscaping:** Drawing 01-010 includes an overall site plan for the development that differentiates between the areas of hard and soft landscaping, along with additional annotation, which expands on the specific finish provided. To the rear, all properties are to be provided with paved patio areas and a lawn turf garden. The front of the site will be a combination of Tarmacadam road and footway (to LA adoptable standards) and paved private paths. This surfacing will be broken through pockets of soft landscaping and the additional planting of low level shrubbery and statement trees.

**Appearance:** The proposed design takes precedent from the surrounding area and looks to reflect that established architecture. Due to the level change across the site there has been the opportunity for the street frontage to take a different massing form, depending on whether the houses are on the higher or lower side of the site. Supporting drawing 03-010 does identify the proposed street elevations and cross sections through the site which will demonstrate this thinking; which also assists with the views from the fronts of plots P307 - P314. Externally, the palette of materials does reflect neighbouring properties. A large emphasis has been placed on the use of a facing brick. To provide some subtlety in appearance, it is initially suggested that a red multi brick is used to provide a slight contrast to the surroundings and allow the development to be read on it's own merits. Furthermore, plots P309 - P312 (Staveley house type) does include render at high level. Examples of these precedents have been provided opposite.

# Access

Supporting Statement

Access to the site for both vehicles and pedestrians will be via the existing Hawshaw Bank, which was included as part of the original Planning permission B/04/1623/HN. The new access road is to be designed to adoptable standards and given the number of units which the road serves, it is highly likely that a S38 application will be made.

Given the challenges around the site's topography and the use of split level dwellings, consideration into the accessibility of the units has been fundamental in ensuring a successful development is provided. All properties have the ability to have level thresholds provided with a compliant entrance level wc provided on every plot. Furthermore living accommodation has been provided on this entrance level, to what extent is dependent upon the house type.

Despite the extensive change in levels across the site, it has been necessary to try and keep the street frontage (on both sides of the road) as level and neat as possible to avoid any unwanted retaining and banking details. The cross sections on drawing 03-010 identify that this plateau has been achieved successfully with only minor slopes. This will be developed further following progression of the drainage strategy.

Each property has direct access to the rear of their properties via stepped access to the gable end of the dwellings. In some instances these routes are to be shared by neighbouring properties. The central terrace of plot P303 does also have private rear access and this is obtained between plots P304 and P305. Each route between dwellings will be gated along the front elevation of the houses for security reasons.

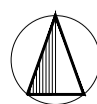
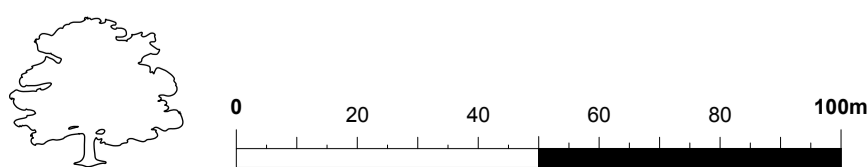


The above images identify the immediate surroundings and condition of the site prior to the construction works for plots 1-4 and 7-13 being undertaken by the applicant. The photos show the materials used on neighbouring buildings, with examples of brick and render.



## Location Plan

1:1250



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It is considered that the information contained within this supporting statement, when read in conjunction with the submitted technical drawings and supporting reports, demonstrates that the submitted proposals are proportionate, in keeping with the local context and in line with Planning policy. It is therefore proposed by the applicant that the submission meets the requisite criteria and it is requested that Planning permission be granted accordingly.

Rev	Date	Description	Drn	Chk
P3	2024-05-07	General amendments prior to full submission	CY	CY
P2	2024-03-22	Updated following client feedback	CY	CY
P1	2024-03-20	Initial issue	CY	CY

Project  
**Hawshaw Bank** S74 9ND  
Hoyland Barnsley

Newman Group Ltd

Drawing Title  
**Location Plan**  
Supporting Statement

Scale	1:1250 @ A1
Date	March 2024
Purpose	Planning
Job No.	032024
Drawing Ref.	032024.OP.FS.ZZ.DR.A.01.001
Revision	P3



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