DESIGN & ACCESS STATEMENT

Land located between
The Barratt Development
at Lilac Garage
and
Common Road

Brierley

Planning Permission for One Dwelling
for
A G C Plant Services Ltd

DESIGN AND ACCESS STATEMENT

The Site

The site the subject of the application comprises an area of approximately 0.18 hectares fronting onto Common Road. Immediate to the rear of the site, on land known as Lilac Garage, planning permission was granted last year for a high density development of 40 dwellings with accommodation on three floor levels. Immediately adjoining Lilac Garage the previous year planning permission was granted for 27 dwellings of a similar nature to those allowed at Lilac Garage. Both these developments have been granted planning permission on open land that falls within the Brierley Conservation Area.

Approximately 10 years ago this application site was the subject of environmental improvements as a result of an eyesore audit. This was largely due to problems with the retaining wall to the front of the site that was being caused by trees on the site. Works were carried out by your council to rectify the situation with a small contribution from the land owner. The problem however is likely to reoccur unless substantial works are carried out on the site now, as the trees which are generally of poor quality continue to grow and cause problems.

The main factors taken into account with respect to the design of the new dwelling on the site have been:

1/ The nature of the Brierley Conservation Area.

2/ The impact of the site on the street scene.

3/ The enhancement of the site by bringing it into a use, which will ensure the proper management of the trees on the site, not only in the immediate future, but also in the long term.

4/ The reduction of the detrimental visual impact on the conservation area as a result of the substantial development on the adjoining land by providing better screening when viewed from Common Road and ensuring the long term survival of the trees on the site.

Whilst the adjoining land to the north west has been granted planning permission for high density residential development, with tall bulky buildings, the proposed development of this site is for one low dwelling reflecting the historic character of existing dwellings in the Conservation Area. The eaves height has been kept to a low level by being set at the head height of the first floor windows with first floor rooms using space in the roof The ridge height has also been kept low by the use of a low-pitched roof which of course is suited to and will have a stone slate covering.

The walls are to be constructed using coursed reclaimed stone both to reflect the character of the historic buildings in the area and provide a mature appearance to the building, as opposed to using modern bricks out of keeping with the Conservation Area as has happened with the substantial number of dwellings recently constructed under planning permission 2006/1991.

The design has incorporated sustainable materials such as a timber framed building with high thermal values but whilst appearing to be of historic form by the use of materials chosen for the external finish. It will also benefit items such as the harvesting of rainwater for use within the development internal and external clothes drying areas, to alleviate the need for a tumble dryer, and the provision in the kitchen and externally to facilitate recycling. Specially designed composting areas are also to be provided in the garden.
The provision of the inclusion of ground source heat energy has been undertaken, however, due to the numerous trees on the site and the desire to retain and manage trees on the site and not disturb their root systems such a proposal was considered as not being feasible. Consideration has also been given to solar energy but again, due to the presence of the trees and the

situation of the property within the Conservation Area it is not considered that solar panels are appropriate to incorporate within the scheme.

The Trees

As can be seen from the attached tree report the majority of trees on the site are of poor quality with 83% of the trees on falling within category R, the lowest category (those coloured red). There are no trees in category A on the site and only 2 Category B trees, one of which will substantially benefit from the proposed works. The remaining 13 trees fall with in category C.

Schedule 1 of the report sets out the trees that it has been agreed with the Council's arboriculturist need to be felled for arboricultural, health and safety reasons, and as can be seen this involves the removal of a considerable number of trees on the site.

Schedule 2 shows the trees that need to be felled to allow for the new dwelling and drive to be constructed. This involves only 3 trees. They are:

1/ Tree 18. As can be seen from the tree report this is a sycamore of poor form and low amenity value, with a life expectancy in category 1, the lowest life expectancy category. Its growth is suppressed due its location beneath the canopy of tree 6. The removal of this tree is likely to benefit tree 6 which is a tree of average amenity value and is to be retained.

2/ Tree 35. This is another sycamore with a life expectancy in Category 1. It already has dead wood present, and as can be seen from the report its condition is poor.

3/ Tree 36. Anther sycamore of poor condition with a life expectancy in category 1. It has already been pruned and is showing early signs of decay.

It can therefore be seen that the trees which are being felled to allow for the house and drive to be constructed are of little long term benefit to the site and

new planting which will be carried out if these trees are felled and the development proceeds will be of a far greater benefit to the site and the area as a whole. The site at present is dominated by self sown sycamores of poor quality. The proposed new planting is to provide a wider range of native species that will mature into better specimens and create a more suitable long term appearance and habitat for wildlife.

Accordingly it can be seen that whether or not planning permission is granted a substantial number of trees need to be felled on the site. At present there are 85 trees on the site. Approximately 30% of these trees need to be felled to instigate a proper tree management scheme, whether or not a new dwelling is constructed. If such a scheme is not undertaken then the site as a whole will continue to suffer and the better trees on the site will not be able to mature into good specimens and are likely to suffer and be lost in the not too distant future. The planting which will take place as a result of the proposed development will produce a far greater benefit than the situation that exists at present and it can be seen that the proposal will not have any detrimental affect on the character of the area but will result in a considerable enhancement to the area.

Access

Access to the site will be situated towards the north east end of the Site. It has been positioned here so as to cause the least interference to trees and also so as to provide a gentle gradient into the site and not be immediately in front of the house, thereby limiting the views of the proposed new house as well as the substantial development behind it with the new planting that is proposed. The drive is of an acceptable gradient, and an almost level area has been provided for the parking and garaging of cars. This area also provides an area for vehicles to turn so they can enter and leave the site in a forward gear. Access to the house from the parking area will incorporate facilities for disabled access. Entrance to the house can be either via the front door into the hall or through the utility room into the kitchen. There will also be patio doors from the dining area out onto a patio.

Other Considerations

Following discussions with the Planning Department, who have discussed the proposal with other departments in the Council, it is proposed that in accordance with discussions that have taken place a sum of £2,250 is paid to the Council to upgrade access paths into Brierley Park from Common Road and Norwood Drive and to cover the cost of the Council's legal fees in respect of a Section 106 Agreement relating to this. This payment is being offered as a Public Open Space contribution due to the location of the site in Brierley.

Conclusion

The property has been designed so as to be compatible with the Conservation Area and benefit the street scene from Common Road.

The proposal will enable the trees on the site to be properly managed and maintained for the benefit of the area in the future and also provides for planting of native trees hedges and shrubs resulting in better screening of the substantial developments taking place on adjoining land immediately to the rear of this site.

The proposal is not detrimental to the character of the Conservation Area, nor to the street scene in this vicinity, but will indeed result in a substantial enhancement both of the site, the street scene and the Conservation Area as a whole.