

Erection of 1No dwelling and garage
Land adj 22 Abbey Lane
Cundy Cross
Barnsley
S71 5DQ

February 2016

Ref: 16.33

DESIGN AND ACCESS STATEMENT

1.0 Proposals

This statement has been prepared in support of an application for Full Planning Permission for a new dwelling with a garage and access alterations located on land to the rear (south) of 22 and 24 Abbey Lane Cundy Cross Barnsley. The site also includes improvement works to a public footpath immediately adjoining to the east. It is also adjacent to Monk Bretton Priory which is a Grade I listed building and Scheduled Ancient Monument.

The application is supported by surveys and proposed plans, a heritage statement and landscaping proposals.

2.0 Location

The site is located within rear gardens of Nos 22 and 24 Abbey Lane Cundy Cross Barnsley S71 5DQ. A Site Location Plan is included as part of the application documents.

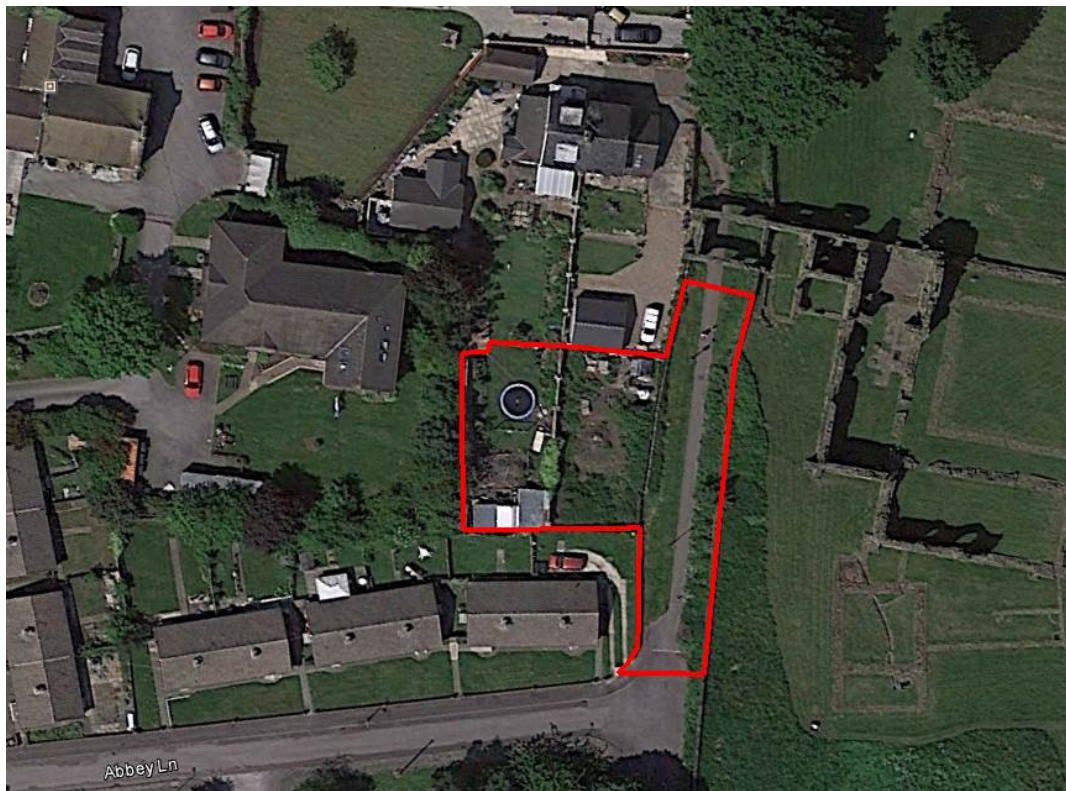


Fig 01. Aerial view of site.

3.0 Planning History

- 3.1 An application for Full Planning Permission, ref: 2014/0183, for erection of a detached bungalow at the site was submitted in February 2014. It was subsequently refused on 15 April 2014 and an appeal was dismissed. Further information regarding planning matters is provided in the heritage statement.
- 3.2 The site is located within a housing area, and identified on the Barnsley MBC Unitary Development Plan as **Housing Policy Area**.

4.0 Physical Context

- 4.1 There are no existing buildings on the site and it has a fall of approx 1 in 15 from north to south. The boundaries are a mix of stone walls and fences. There is a blockwork boundary wall which currently sub-divides the site between the ownerships of Nos 22 and 24 Abbey Lane. A Topographical Survey has been prepared and is included as part of the application documents.
- 4.2 There is currently no vehicular access to the site although there was originally a vehicular access at the south eastern corner where a gate still exists. Historic ordnance survey plans show this access in use and a garage located close to the access and parallel; to the southern boundary.

Abbey Lane used to provide vehicular access to the site but this was removed when the section of Abbey Lane was changed to a public footpath.

- 4.3 The site is surrounded by residential use to the north, south and west. Photographs showing the type of development are shown in Fig 01 to 04. Monk Bretton Priory a Grade I listed building and Scheduled Ancient Monument is located to the east.



Fig 01. Bungalows on Abbey La to south of site



Fig 02. No 22 Abbey Lane to north of site

Existing resident use is a mix of stone and brick single storey and two storey dwellings with pitched roofs of slate and concrete tiles. Fig 04 shows a replacement dwelling at the North end of Abbey Lane recently granted planning permission.



Fig 03. Housing to north of site on Abbey La



Fig 04 Bungalow replacement Abbey La



Fig 05 View looking north towards site from Abbey Lane (south) showing footpath link.



Fig 06 View of the site taken from the grounds of Monk Bretton Priory showing existing bungalows on Abbey Lane (left) and two storey residential use to the rear.

5.0 Social Context

5.1 The proposals have no detrimental impact upon the existing social context. They provide an opportunity to add a good quality dwelling to the local housing stock and overall improvements to the local visual amenity.

6.0 Economic Context

6.1 The proposals have minimal impact upon the local Economy, however they will provide an opportunity for local tradesman to find employment during the construction phase of the works.

7.0 Assessment

7.1 Sustainability

The site is located within a residential area and within walking distance of all local amenities as well as regular public transport links to local towns and the wider area. We consider the site to be highly sustainable.

7.2 Flood Risk and Drainage

The site is not within an area identified by the Environment Agency Maps as being at risk of flooding. There are no watercourses or culverts passing through or adjacent to the site.

Disposal of surface water drainage will be designed with due regard to SUDs and it is proposed that surface water will be taken to soakaways on site.

Foul drainage will discharge to sewers in Abbey Lane (south).

7.3 Protected Species

The site has no permanent buildings or mature trees, it does not provide habitat for protected species.

7.4 Contamination

Historic ordnance survey plans indicate that the site is previously undeveloped. The potential for the land to be contaminated is very low and it is considered that a Phase 1 site Investigation is not necessary.

7.5 Trees and Hedges

There are no trees or hedges on the site or close enough to be affected by the proposals.

8.0 Involvement

- 8.1 Given the previous refusal of Planning Permission, Pre-Application enquiries were an important part of the re-design process and involved the Local Planning Authority, South Yorkshire Archaeology Service and Historic England. Responses were generally positive and explored in detail in the heritage statement.

9.0 Evaluation

- 9.2 The site is adjacent to an important heritage asset namely the Monk Bretton Priory Grade 1 listed building and Scheduled Ancient Monument. A separate Heritage Statement has been prepared to consider the impact of the proposals on the setting of the Priory and the character and appearance of the area. It concludes that there will be no detrimental impact upon the setting and, by virtue of associated improvements to the footpath between the site and the Priory, the character and appearance of the area will be enhanced.
- 9.3 There are no technical issues that will prevent development of the site which is within a highly sustainable location, not at risk of flooding and the proposals are deliverable.

10.0 Design

10.1 Use

The proposals for a new dwelling are within a residential area and a Housing Policy Area as allocated under the current Barnsley MBC Unitary Development Plan. Residential development is therefore appropriate in principal.

10.2 Amount

The development site has an area of 0.054Ha; the application site which includes the adjacent footpath extending to Abbey Lane at the south has an area of 0.09Ha. The proposed dwelling has a floor area of 98sqm which includes the first floor within the roof space; the garage is a further 31.7sqm.

10.3 Layout

The proposals show the new dwelling located centrally in the plot facing north and south. Vehicular access will be provided from Abbey Lane to the south by improvements and widening of the existing footpath from its junction with Abbey Lane to the site boundary and former access point.



Fig 07 View of existing (former) access to site from public footpath.



Fig 08 Footpath from Abbey La looking North



Fig 09 Footpath from gate looking south

The proposals include improvements to provide access which affect the existing footpath and show the introduction of a shared surface between the lower part of Abbey Lane and the site access. The improvements are considered to be sufficient to provide safe access and maintain safe use of the footpath for pedestrians without compromising the visual amenity which is a key aspect of maintaining the setting of the Listed Building.

Private motor vehicle manoeuvring and turning can be provided on the site within the turning area to the south of the garage as shown on the Site Plan ref P02 Rev A – see extract below.

The proposals illustrate landscaping improvements to the footpath link and verges and how these help to create a green corridor to the footpath and limit views of the site and wider residential use from the grounds of the Priory.

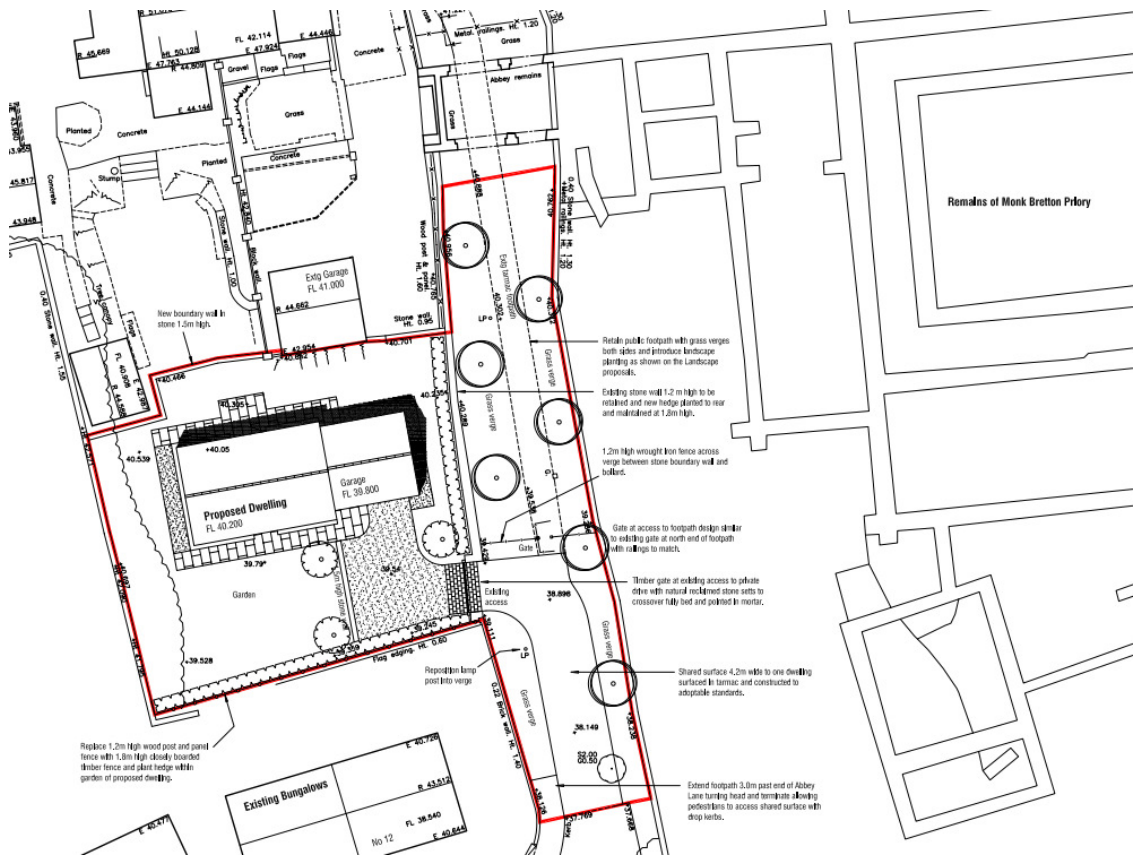


Fig 10 Layout of proposed new dwelling on the site – Extract from Site Plan P02 Rev A.

The south elevation of the proposed dwelling is no less than 16.8 meters from the closest point of the north facing wall of the single storey bungalows on Abbey Lane and separated by a 1.8m high boundary fence to allow privacy to be maintained.

10.4 Scale

The proposal for a single storey building is consistent with similar properties in the area and the scale is appropriate to the site.

10.5 Landscaping

The design drawings include a Landscaping Concept plan and a detailed Landscaping Proposal. The proposals include a new avenue of trees to the public footpath which improves the landscape design of the footpath link and shows how this will limit the impact of the proposals upon the setting of the Listed Priory and improve appearance and character of the wider area by providing a green buffer between the historic site and the wider residential use to the west.

Details of additional soft landscaping within the development site area are provided which will further help the proposals to establish themselves within the surroundings.

Details of hard landscaping are provided on the Site Plan P02 Rev A.

10.6 Appearance

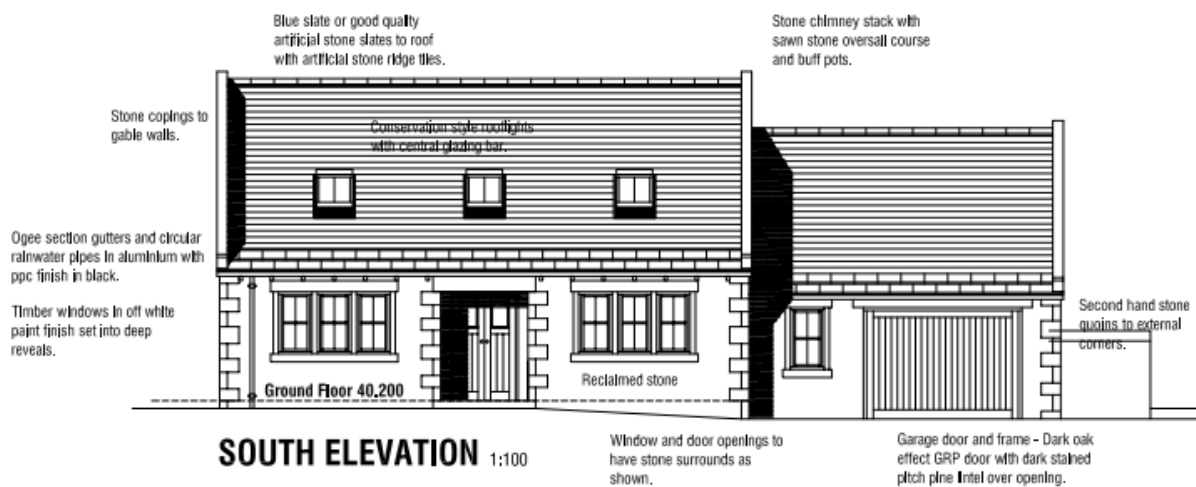


Fig 11 South Elevation of proposed dwelling

The proposals have been re-designed to address issues raised as part of the previous planning application (refused) and appeal.

The size, scale and mass being single storey is considered to be appropriate to the location and site area.

The new dwelling is built of stone and brick to reflect the materials used locally. Steeply pitched roofing will be in natural blue slate or good quality artificial slate. Windows and doors include stone surrounds and windows include stone mullions to provide vertical proportions in a traditional manner.

The buildings includes further reference to traditional architectural detailing with the use of stone gutter corbels, stone copings and kneeler stones to gable verges, painted timber window and door frames and conservation style roof lights.

10.0 Conclusion

The applicant has undertaken a carefully considered redesign of the proposals for the site and has consulted the appropriate stakeholders to ensure that the new designs take account of the National and Local Planning Policies which are explored further in the heritage statement.

The proposals are sensitive to the location, cause no harm to the setting of the Grade 1 Listed Monk Bretton Priory site and contribute positively to the appearance and character of the area.

We consider that the proposals are therefore compliant with local and national planning policy and look forward to receiving the councils support.

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

MBooth Design