

Design and Access Statement

Pear Tree Farm, Church Street, Brierley, Barnsley, S72 9JR

Demolition of existing bungalow, house and assortment of 6 outbuildings to create 16 new dwellings. The 2 openings onto the road to be removed and one designated opening onto Church Street proposed for the 16 dwellings

1. Introduction

- 1.1 This Design and Access Statement (DAS) demonstrates how the redevelopment of this site for residential use should be regarded as compliant with the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development and other supporting policies; as well as with Barnsley's Core Strategy, Residential Design SPD and the South Yorkshire Design Guide.
- 1.2 The DAS also considers the impact of the 16 proposed new dwellings on the character of the area and the amenities of the existing residential properties surrounding the site and impact on the local highway network.

2. Design

Assessment

The site is situated within the residential policy area of Brierley which is located within Barnsley

Design Principles:

Use

Residential Development

Amount

The attached scheme indicates 16 residential dwellings can be accommodated.

Layout

The layout has been designed to take into account comments received during the pre-application process with Barnsley Council.

Scale

The development will be two storey to the properties and can be incorporated and the design has utilised the existing topographics of the site and within character of the local surroundings.

Landscaping

The layout provides opportunities for the use of a variety of materials for footpaths, roads and parking areas. Soft landscaping will be confined to areas to the front car parking area

and amenity space to the rear. A tree survey has been prepared as part of the planning application and has identified the majority of the trees as “C” class with low value. The design however does provide opportunities to retain a number of trees on site.

Appearance

The dwellings will be two storey and will reflect the materials and appearance of the surrounding dwellings which is traditional brickwork and concrete traditional roofing form.

3. The site and planning history

- 3.1 The site comprises of a number of agricultural buildings and existing dwellings which are either dilapidated or require maintenance. The redevelopment provides opportunities to deliver more energy efficient dwellings built to more modern building regulation standards.
- 3.2 The site is located in Brierley, part of Urban Barnsley; and is surrounded by residential development on three sides. The existing vehicular access and egress is from the north through the adjoining residential streets.
- 3.3 The existing outbuildings are dilapidated and are no longer in use

4. Description of Development/Proposal:

- 4.1 The proposal is to demolish the existing out buildings and dwellings to create a new access into the site from the South on to the public highway and will provide more compliant visibility splays.
- 4.2 The proposal will create 16 new homes in 2 house type formats and will be a variety of terraced, semi-detached and detached properties which reflects the character of the local surroundings and identifies the need to create affordable housing within the area for first time buyers.
- 4.3 The houses will be constructed in a simple palate of materials, brick and pantile with timber or upvc style windows to match the existing vernacular style.
- 4.4 The new access road through the site has been designed to be as “soft” as possible to fit with the open and green character of the development. All of the houses have off street parking and block paved driveways with planting; visitor parking is provided in a number of positions throughout the site.

5. Compliance with Relevant Planning Policy:

National Planning Policy Framework

- 5.1 The NPPF redefines the purpose of the planning system as being a contributor to the achievement of sustainable economic development and in order to do this has introduced a “**presumption in favour of sustainable development**”. Sustainable is defined as “ensuring that better lives for ourselves don’t mean worse lives for future generations”. Specifically, it regards planning as having a social role to create strong, vibrant and healthy communities by increasing housing supply and delivering a good quality built environment.

The site and its location are prime for development and would allow for additional housing in Brierly’s centre. The outbuildings are derelict and in danger of be

- 5.2 Specifically the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development. Pear Tree Farm is a sustainable

location within Brierley, the focus of new housing growth.

5.3 In addition the NPPF introduces 12 core land use principles to underpin decision making on planning applications the following of which are relevant to the determination of this proposal:

- “pro actively drive and support development ... identify and meet the housing ...needs of an area ... Decision takers at every level should assume that the default answer to development is yes ...”;
- “take into account local circumstances and market signals such as land prices .. and housing affordability..”;
- “make effective use of land and take account of different roles and character areas, ...”;
- “seek to secure a good standard of amenity for existing and future occupants of land and buildings”.

5.4 The NPPF requires planning local authorities “to approve development proposals that accord with the development plan without delay”. The following section on local policy will demonstrate how this proposal does fully accords with the Core Strategy.

6. Local Policy

Core Strategy 2011

6.1 This proposal is in total conformity with all of the relevant policies as the following summarises:

CSP1 Climate change – demolishing these two old properties and replacing them with 16 new modern premises locally will “ reduce and mitigate the impact of growth on the environment and carbon emissions” to the benefit of the existing community. Redeveloping this brownfield site for housing in a residential area using “sustainable construction techniques” in this location is a sustainable development in compliance with this policy.

CSP2 Sustainable construction – the new houses will achieve level 3 Code for Sustainable Homes.

CSP3 Sustainable Drainage – A sustainable drainage system will be designed within the site

CSP5 Renewable Energy in Developments – this policy requires subject to viability a decentralised, renewable or low carbon energy source and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15%.

CSP14 Housing Mix and Efficient Use of Land – this policy favours residential development on brownfield land such as this and requires a minimum density of 40 dwellings per hectare (which is achieved here) and mix of housing types, sizes and tenure. This small development includes 2 different house sizes and types.

CSP15 Affordable Housing - this policy requires that 15% of the housing provision on this site should be affordable, which would equate to 3 houses here. Given the high costs of demolishing the existing two properties it is not viable to provide affordable housing within this proposal. A development appraisal has been submitted with this planning application to substantiate this.

CSP26 – Development and the Highway Network - Highways officers should consider the new access off Church Street as favourable to highway safety despite some increase in traffic at am

and pm peaks; and should consider the removal of two vehicular openings and a pedestrian opening onto Church Street and it being consolidated into one opening should be considered as beneficial in this residential area. The visibility splays into the site are maximised and balanced with the need to ensure that the development is in character with the existing residential neighbourhood. In compliance with this policy the development is designed “to provide safe, secure and convenient access for all road users”.

CSP29 Design – this development will be high quality and create a “safe, healthy and sustainable environment”. The existing buildings are rather random and industrial in nature and appear to be incongruous in this residential area. Supporting the redevelopment of this site for housing will avoid the rear of the site becoming vacant and run down.

The development will be an “attractive, sustainable and a successful neighbourhood” and will “achieve a Building For Life assessment rating of 'good'”.

CSP29 Green Space and CSP36 Biodiversity and Geodiversity – this development will provide an attractive environment. It has been agreed that the watercourse can be culverted as it runs through the gardens of new homes on the north of the site and has no significant biodiversity or landscape character. Overall the landscape and site layout will provide an environment that will enhance the quality of life of the existing and new residents.

CSP42 Infrastructure and Planning Obligations - the access and site infra-structure including green space can be adequately met on through this proposal in compliance with this policy.

6.2 Residential Amenity and Siting of Buildings SPD 2012

This document gives further detailed consideration to the design of new development, in strategic terms this DAS has addressed the main objectives of this SPD in its response to CPS 29 above. The following details how the proposal complies with the specific criteria:

Relationship with existing dwellings – the demolition of the existing factory buildings will significantly improve the residential amenities of the existing dwellings in terms of noise, traffic and visual amenity. The retaining wall to the northern boundary running east west will remain in situ. Overall the site will appear more open and green.

The new houses are designed to integrate within the existing residential environment and uses the topography of the site to add interest with different house types and a varied ridge line.

Sun and day light – the levels of both sun and day light to the proposed dwellings will be enhanced through the demolition of the factory buildings and more open character of this development. The new houses will enjoy the requisite levels of light in compliance with this standard.

Separation distances – Consideration has been given to overlooking of the proposed properties to achieve separation distances and not to be detrimental to the impact of amenity spaces

Outlook and Privacy - There is no overlooking due the alignment of window arrangements and positioning of the building.

Existing trees – the site has a number of trees identified by a tree survey within the site, although a number of the low class tree will be required to be removed for development a number of the trees particularly to the boundary will be retained.

New planting – this will be the subject of a planning. All of the homes will benefit from rear gardens and planting at the front, and the site entrance will be planted and “greened” to enhance the appearance of the site from the public highway blending the development into the existing residential neighbourhood.

Walls and fences – the existing retaining wall to the south will be maintained. The remaining rear gardens will have a fencing details to be agreed through planning condition. No wall or fences are required to the front elevations due to the open design and character of the development.

6.3 South Yorkshire Residential Design Guide 2011

This detailed guide has been used to inform the concept of this development through an iterative design process which has included detailed pre-planning advice. Ensuring that the proposal complies with the 14 design principles has been an integral part of the evolution of this scheme.

7. Summary

- 7.1 This DAS has demonstrated why the demolition of the existing house and bungalow is necessitated and planning permission for the proposed 16 homes should be approved. In summary this is a sustainable development, in a sustainable location.
- 7.2 As such the development complies with the objectives of the National Planning Policy Framework (2012) as well as local policies. The Framework states that there should be a presumption in favour of sustainable development, hence planning permission for this development should be granted without delay.

Building for Life Applicant Checklist (to be included within the Design & Access Statement)	
01.	Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes? Yes the site is located within walking distance local town with its amenity facilities including supermarket
02.	Is there an accommodation mix that reflects the needs and aspirations of the local community? Yes, there is a mix of 3 and 4 bedroom homes that meets the needs for the community
03.	Is there a tenure mix that reflects the needs of the local community? The units provide first time buyers residential units which meets the needs of the community
04.	Does the development have easy access to public transport? Yes there is sustainable and regular bus stops within walking distance of the site
05.	Does the development have any features that reduce its environmental impact? The buildings will be built to Code 3 for Sustainable Homes
06.	Is the design specific to the scheme? Yes, the scheme is designed to take into consideration the site constraints and levels of the site
07.	Does the scheme exploit existing buildings, landscape or topography? Yes, a topographical survey was carried out and site sections reflect the topography is considered within the design
08.	Does the scheme feel like a place with distinctive character? Yes, the development reflects the architectural style of its surrounding vicinity

09.	Do the buildings and layout make it easy to find your way around? Yes
10.	Are streets defined by a well-structured building layout? Yes there is a strong street scene reflected to the design
Streets, parking and pedestrianisation	
11.	Does the building layout take priority over the streets and car parking, so that the highways do not dominate? Yes, car parking is incorporated as parking bays to the rear of the property to create a strong street scene
12.	Is the car parking well integrated and situated so it supports the street scene? Yes, as above
13.	Are the streets pedestrian, cycle and vehicle friendly? Yes
14.	Does the scheme integrate with existing streets, paths and surrounding development? Access to the existing roadway only
15.	Are public spaces and pedestrian routes overlooked and do they feel safe? Yes
16.	Is public space well designed and does it have suitable management arrangements in place?
17.	Do the buildings exhibit architectural quality? Yes the buildings have been designed to be a distinctive modern design
18.	Do internal spaces and layout allow for adaptation, conversion or extension? Yes stud partitions have been specified to allow for flexibility
19.	Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness? Yes renewable energy sources considered such as PV and Solar Thermal
20.	Do buildings or spaces outperform statutory minima, such as building regulations? 10% improvement of building regulations