

Design and access statement

New Housing Development
Laithes Lane, Athersley

Rev P2 – December 2020



BARNSELEY
Metropolitan Borough Council



This design and access statement is intended to explain the rationale behind the design of the planning application for the proposed development of a vacant plot into new residential dwellings sited at Laithes Lane, Athersley

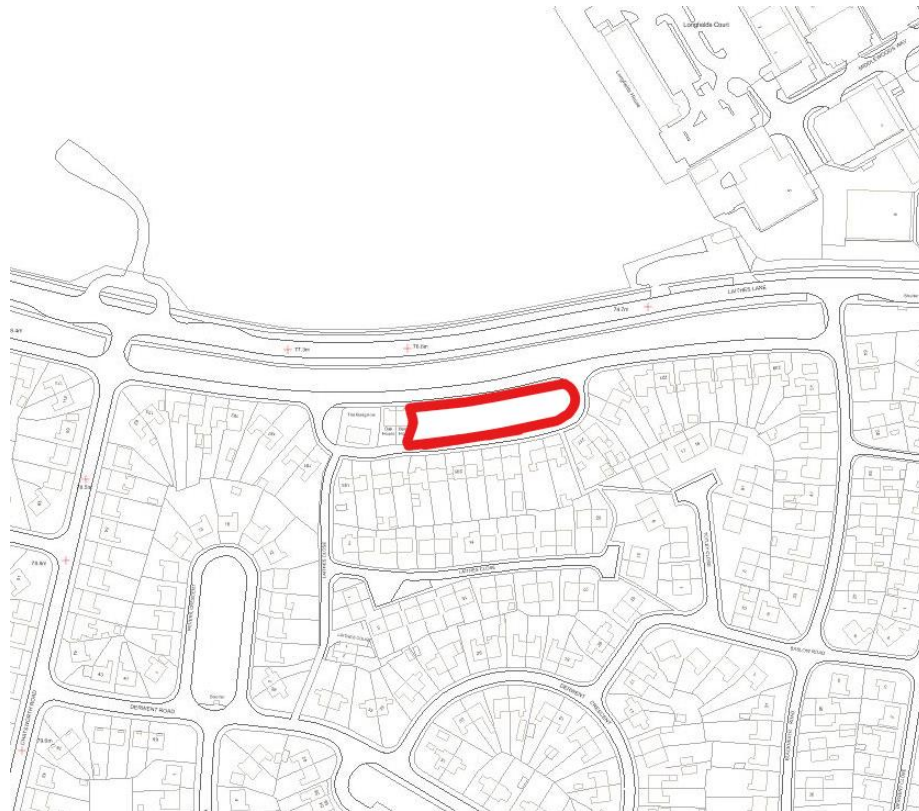
This statement is intended to explain the proposed scheme, contains a written description and justification of the application in design terms and is accompanied by a range of photographs, maps and drawings in order to illustrate and demonstrate the points made.

The statement includes site analysis, commentary on the use and quantum of development, an explanation of layout and scale, landscaping, details of illustrative external appearance and scale, along with an explanation of the sustainability of the proposal, and the required description of access arrangements.

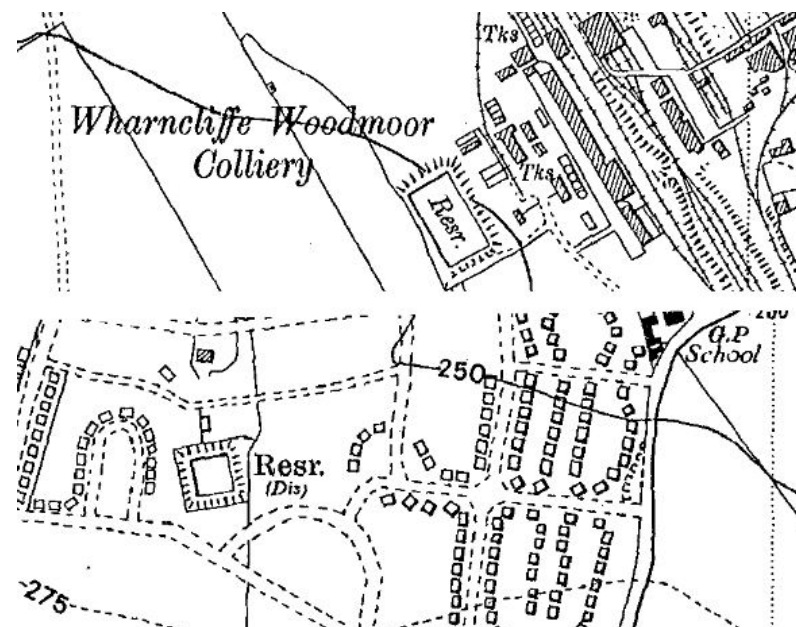
This statement is considered to be fully in accordance with Government Circular 01/06, 'Guidance on Changes to the Development Control System'.

This statement reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use Them'.

These are: Assessment, Involvement, Evaluation and Design.



Above: Site location plan



Above: Historic site plan 1948



Above: Aerial view of site

Context

The site is located within Urban Barnsley, approximately 3km north-east of Barnsley town centre.

The site is located on a vacant piece of land between Laithes Close and Laithes Lane. To the North is the B6132 Laithes Lane. To the East, Laithes Close wraps the end of the site with a give way junction onto Laithes Lane. To the South, Laithes Close runs the entire length of the site and provides access to the existing two storey semi-detached properties opposite. To the West of the site is an existing two storey semi detached dwelling, which also faces onto Laithes Lane.

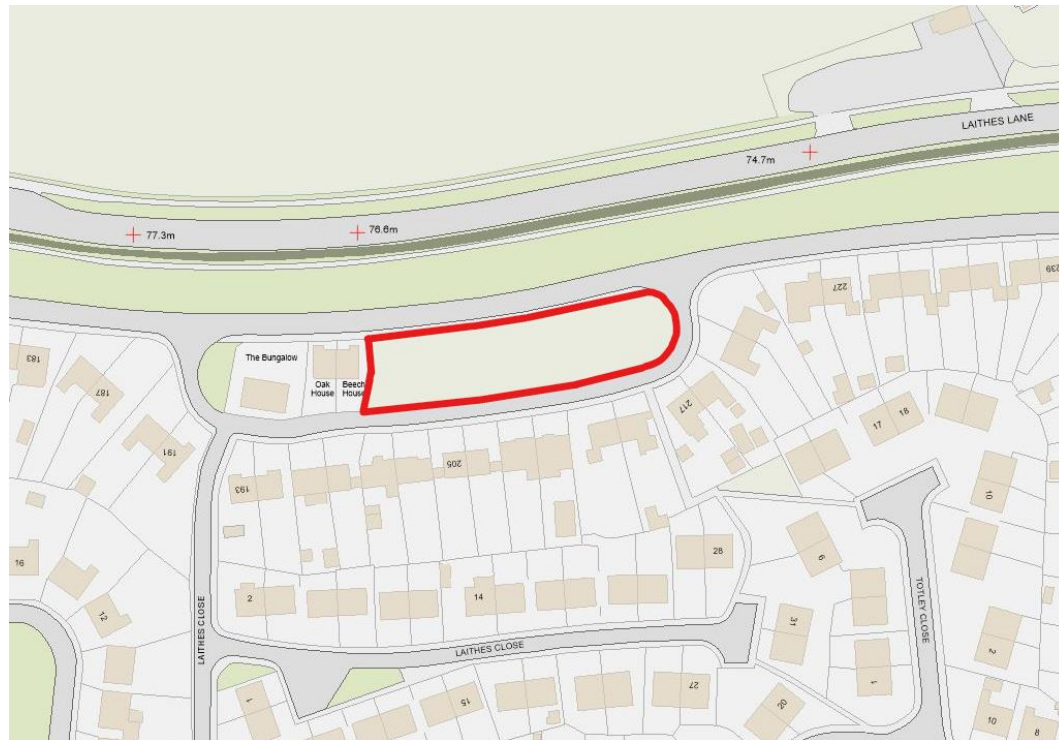
Athersley is a popular, well established residential area, which is divided by Laithes Lane to form Athersley North and Athersley South. The area has a balanced mix of social and private owner occupied housing.

There are a number of bus routes serving stops on Laithes Lane, to the North West of the site. Bus services offer access to Barnsley Town Centre as well as other local villages.

There are a number of local amenities within 1km of the site including schools, shops, health centres and recreation facilities.

The site is currently designated as Greenspace, which forms part of the larger Laithes Lane Green Space (#1638). It's quality is seen as good but of low value. It is therefore proposed that the main use of the land be changed to meet the housing needs of the borough. A financial contribution will be made to improve the remaining GS1638 Green Space via a Section 106 agreement.

Barnsley Metropolitan Borough Council's (BMBC) current housing stock has a shortage of bungalows and the Housing Growth team are therefore looking for sites to develop in order to increase this provision. Other recently completed bungalow developments at Royston and Goldthorpe have been well received by both tenants and existing local residents. These developments also won the Best Social Housing Development Award at this Years LABC Awards (Yorkshire and Humber Region).



Above: Map of Laithes Lane



Above: Photo of site from Laithes Close

Proposed Use

The existing site is currently an undeveloped grassed area between two sections of highway.

It is proposed that the site will be developed by Barnsley Council's Housing Growth team to provide a total of eight dwellings across the 0.15 Hectare site.

The dwellings will be three pairs of semi-detached bungalows and one detached bungalow, which will face onto Laithes Lane.

The development will require new connections into the existing foul and surface water drainage systems and new access points off the adjacent highway.

Access/Footpaths

The development site has well established vehicle and footpath access from the surrounding roads.

The proposed site plan provides on-plot parking to the rear of the properties in accordance with the new Parking SPD. The properties will have pedestrian access points to from the existing footway along Laithes Lane.



Above: Proposed site plan extract

The site layout aims to maximise the number of plots whilst remaining sympathetic to the surrounding streetscapes. The properties have been aligned with the adjacent dwellings to provide continuity with the existing building line.

Boundary treatments have been varied to provide additional visual interest in the site. The site layout has been designed in line with Secured By Design (SBD) guidance and also aims to achieve SBD Gold standard upon completion.

The site layout has been designed to utilise the existing site constraints (where possible) to form the boundary positions to each plot. The properties have been suitably spaced and comply with the minimum separation distances outlined in the South Yorkshire Design Guide. Driveways have been sized at 3.3m wide to allow side by side parking between plots. Gardens have been splayed adjacent to driveways to provide visibility for vehicles emerging into Laithes Close.

The existing carriageway to Laithes Close is to be widened to 5.8m with a 700mm hard standing verge to improve traffic flow and to aide vehicle manoeuvres on and off the new driveways. In addition, the existing give way junction to Laithes Lane will be widened to provide improved visibility and traffic movement.

Front gardens will link directly onto the existing highway footpath and each property will have secure gated access to the rear gardens.

The initial site proposal was reviewed at a pre-application planning meeting where feedback was provided. The feedback, which mainly raised queries on separation distances and highways arrangements, has been incorporated into the final layout pictured opposite.

BMBC also sent letters to surrounding residents to get their initial feedback on the development. The proposal to widen Laithes Close, as referenced above, was incorporated into the scheme as a direct result of the feedback received.



Surface treatments



Boundary treatments

Soft landscaping will be provided in the form of low level shrub planting and turf to the front gardens, with turf to the rear gardens. The properties will have tarmac driveways with paving slab paths providing access from the highway footpath, which will lead to the main entrance and also link to the rear garden access to the side of the property. Rear patios will be formed with paving slabs and the pathways to the side will have a tarmac finish. Pin kerbs will also be used at all changes in surface finish material.

As referenced above, the majority of properties will have open plan front gardens, however, where defensible separation is required a combination of metal railings and shrub planting will be used. The front gardens will be separated from the highway with a 900mm high brickwork wall, to match that of the existing houses to the West side of the site.

Rear garden boundaries will be formed with close boarded timber fencing with concrete posts and gravel boards. Timber gates will be provided along the side of the properties and also to the driveways at the rear to provide occupants with convenient access to their vehicles.



2 Bed Front Elevation – Artist Impression

Appearance

The proposed development has been designed to be simple and contemporary in appearance as illustrated in the technical drawings that accompany this planning application. The design has been inspired by another recently completed bungalow development at Royston, which can be seen in the photograph opposite.

The elevations will be a contemporary take on a traditional material palette. The properties will have red brick external walls with slate grey interlocking roofing tiles with black eaves and soffits.

Windows will be grey UPVC casement windows and have been sized to provide maximum light penetration into the houses. The large windows also provide increased surveillance to the front of the property and onto Laithes Lane.

Scale

The proposed bungalows will not have an adverse impact on the scale of the surrounding properties.



Example Bungalow from Royston Development

environmental considerations



Air source heat pump condenser

Sustainability

Barnsley Council has recently declared a climate emergency (September 2019). Local Plan policy CC1, along with supporting text, set out how the Council will seek to reduce the causes or and adapt to the future impacts of climate change. This includes:

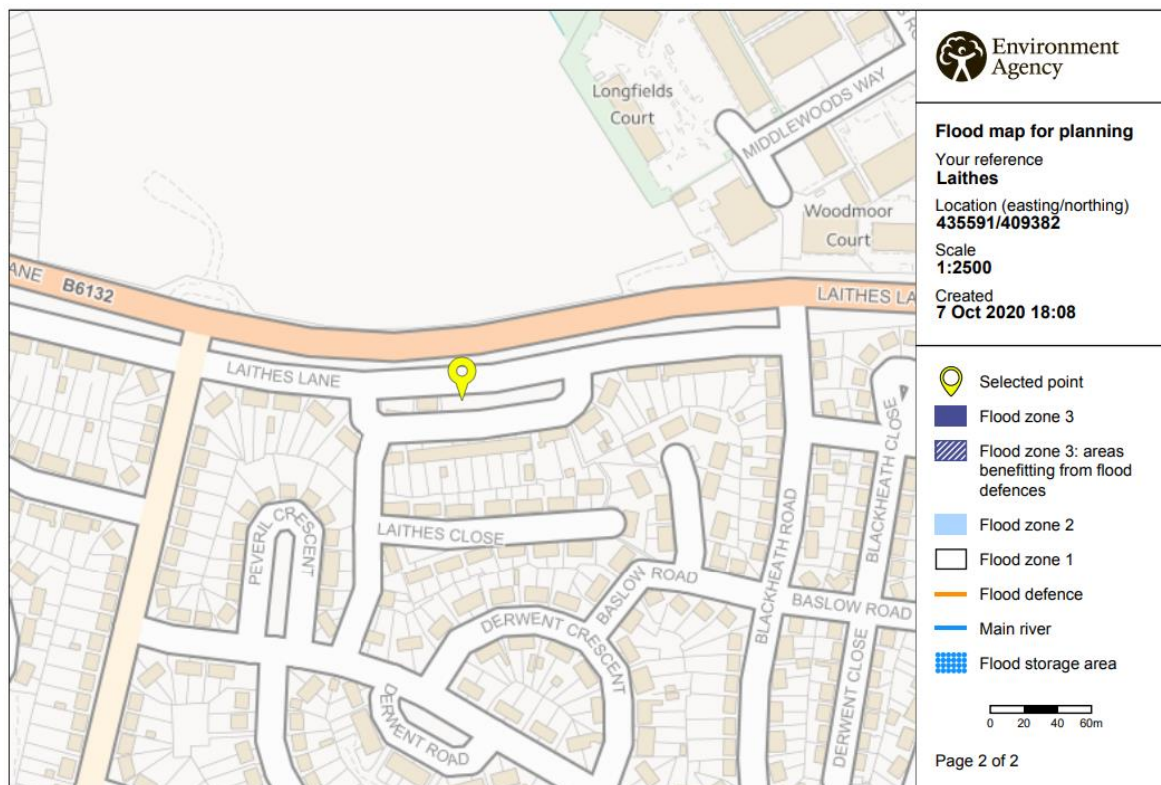
- Promotion of sustainable design and construction techniques
- Promoting the use of Sustainable Urban Drainage (SuDS)
- Promoting and supporting the delivery of renewable and low carbon energy; and
- Promoting investment in Green Infrastructure to promote and encourage biodiversity gain

Consideration has been given to sustainable design on all aspects of the development. The construction details will utilise materials that have low environmental impact where possible. SuDS drainage has been designed through surface water attenuation to the Northern boundary of the site. Air source heat pumps will be used in place of gas boilers and PV panels will be installed on the South facing elevations.

Alternative sustainability measures were considered for the site including a district heating system, however, due to the size, location and orientation of the properties on the site these were not found to be financially viable.

The air source heat pump systems will consist of an external condenser unit located at ground level to the rear of the properties, with an internal cylinder located within a designated cupboard inside the property.

The site is located in Flood Zone 1 as confirmed by the Environment Agency's flood map. The site is therefore considered appropriate for residential development in flood risk terms.



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Environment Agency flood map

This D&A Statement has been prepared in support of a full planning application for the erection of seven new dwellings at Laithes Lane, Athersley.

This statement provides background information regarding the site context as well as a summary of technical reports and pre-application discussions. This statement demonstrates that the scheme has been developed in accordance with national and local planning policies as well as recently adopted supplementary planning documents. Overall it is demonstrated that the site can be appropriately developed to provide the much needed addition of bungalows to the councils housing portfolio.

The layout, scale, appearance and landscaping of the proposed development have been carefully considered and takes into account the site's location, surrounding context, physical constraints and surrounding properties to achieve an attractive and sensitive form of development.

The statement has determined that the development proposals are in accordance with national and local planning policy objectives, and that planning permission should be granted to allow the delivery of seven high quality new homes.