DESIGN AND ACCESS STATEMENT

Document number 003

SITE ADDRESS:

Plot of land at the end of Lister Row, Great Houghton, Nr Barnsley, S72 0AY

NATURE OF THE DEVELOPMENT:

Erection of a two storey detached house

BACKGROUND

The site is located within the Housing Policy Area and is currently vacant. The site area is approximately 350 m2 and is a level site.

The proposal is to build a new family house, of conventional construction, with 2 reception rooms, study and 4 bedrooms, with the fourth bedroom located downstairs so it could be used by an elderly or disable person, if required, or as a third reception room.

The approximate size of the house is 8.5 metres wide, 9 metres deep and 8 metres high to the ridge.

The full site historically contained 6 terrace houses of the same style as the existing terrace houses on Lister Row, but these were demolished around 35 years ago and the site has remained derelict ever since.

Outline planning permission was applied for in 2006 (application number 2006/0369) for a perceived more ambitious housing development of the site but it was refused on 2 aspects:-

1. The use of the restricted visibility junction of Lister Row and the High Street, for exiting Lister Row.

Visibility for vehicles exiting Lister Row is restricted in both directions, however, a much safer exit route is proposed by use of the nearby bus turning circle road via a new crossover.

2. The use of an unsealed road (Lister Row) as access to the new development.

Lister Row was prone to surface water flooding after rain and Lister Row residents were concerned that this, plus a significant increase in traffic, would lead to deterioration of the surface of Lister Row.

Since the 2006 planning application, flood alleviation works have taken place in the Lister Row area, to create a dry pond on the adjoining Green where the surface water can now drain, reducing significantly any flooding on Lister Row. Also the planning permission sought now, is for a significantly smaller development, just one dwelling, which will only slightly increase the traffic volume on Lister Row.

Lister Row residents were also concerned that waste water from the proposed 2006 development would overload their existing drains, so it is proposed that a new foul and surface water drain be created to link the proposed new house, via another route, to the public sewer, to alleviate this concern.

Full details are given in the sections below.

DESIGN

The external appearance of the proposed house is designed to reflect the local character of the traditional terraced properties on Lister Row. The depth of the proposed house is similar to the total depth of existing Lister Row properties. The design incorporates a ridged roof with vertical gable ends, with slates (natural or man made) for the roof and a brick finish to the external walls. The window style will reflect the majority style in Lister Row, as shown on the elevation drawings, and the proposed material is to be white PVCu. The French windows are also to be in white PVCu, to the rear of the house. The front and back doors are to be white painted timber, with an inverted V canopy above the front door, again to reflect some of design of the current dwellings on Lister Row.

Samples of the above mentioned building materials are to be reserved for later approval.

The siting of the house is to be on a line parallel with the side of the end house on Lister Row terrace.

The whole design is intended to be in keeping with the character of Lister Row and to enhance the area by developing a currently derelict and overgrown site.

Building Standards
The building will meet all current standards for heat loss, carbon emissions and thermal efficiency providing for an efficient family unit. The loft area will be insulated under the roof, the roof lined and the loft floor boarded, to keep heat loss to a minimum and to create a useable storage space. The windows are to be double glazed.

Services
The proposed house is to be connected to the mains water, drainage, gas and electricity.

A new drainage connection is proposed for both surface and foul water into the 225 sewerage pipe which runs from Mileswood Close, across Hodster Lane towards the bus turning circle, in order that the existing houses in Lister Row are not affected by any increased volumes of waste water into their existing drains. It is also proposed to retain as much of the rainwater as possible on the site for garden use, but any excess will also be removed using the new drainage connection, so as also to help with the drainage of surface water generally in the area.

Mains water is available close to the end wall of number 15 Lister Row.

Privacy Issues
The new house is to be sited 21 m from Fieldsend House, at the closest point, with no direct facing windows between either house, thereby avoiding overlooking and loss of privacy. The south east elevation, looking towards the end terrace house on Lister Row, will have just one small frosted glass WC window to avoid overlooking.

Boundaries, Hedgerows and Trees
The north eastern boundary, towards Fieldsend House, will be enhanced with a 1.8 m high garden fence inside of the existing chain linked fence, and a matching fence built also along the north western and south eastern boundary, extending to the house front, as shown on the Site Layout Plan, drawing number 001.

The post and rail fencing to the south west of the site, facing Hodster Lane, is to remain.

No additional fencing is to be erected around the area to the front of the house.

Please see document number 010, Landscaping Details, for further details.

There are no trees or hedgerows on the site.

ACCESS

Vehicle and Pedestrian Access
Vehicular access to the site is proposed to be via Lister Row from the High Street. Vehicular egress from the site will be via Lister Row, the proposed crossover leading onto the bus turning circle road and then onto the High Street.

Lister Row already serves 15 households so the addition of the crossover has the added benefit in enabling all residents of Lister Road to safely exit onto the High Street.

Safety Improvements
As mentioned above, there is an existing safety issue for vehicles leaving Lister Row on to the High Street as visibility at this junction is restricted. It is proposed to create a new crossover from Lister Row to the adjacent bus turning circle road, to allow all vehicles from Lister Row, to exit via the much safer, better visibility bus turning road route, onto the High Street. The new crossover would also provide a hard surface for pedestrians to reach the bus stop from Lister Row and vice versa. It is proposed to create a standard crossover with a hard surface, to the Council's specification and carried out by the Council at the applicant's expense.

Informal discussions with Highway officers have revealed that there would not be a problem creating a crossover on the section of council owned land. A plan was drawn up in September 2010, by the Council, showing a possible location of the cross over and its specifications. This plan now has to be revised due to the recent flood alleviation works and a new location has been proposed in this planning application. It is understood that if Highways consider this location suitable, they would themselves draw up detailed specification for the crossover, to ensure all required standards are met.

Lister Row Surface
Lister Row currently has an uneven surface made up of rough tarmac and sections of porous surface material. The uneven nature of its surface has a great safety advantage for both pedestrian and vehicles, as it ensures that vehicle speeds are kept to a minimum, without the need to build and maintain speed bumps or other traffic calming measures.

The new recent flood alleviation works are designed to significantly reduce any surface rain water, on Lister Row, so as to make the road a lot more usable. The existing sections of porous surface materials also help drain the surface rain water.

It is not considered, that the one extra household proposed, would create any significant increase in vehicular traffic movements along Lister Row. As a result of the recent flood alleviation works, the surface of Lister Row should now be more robust and therefore less prone to damage from flooding or by any slight increase in traffic, which may result from this proposed development.

Additionally, it is noted for both pedestrian and vehicle safety, Lister Row currently has the benefit of street lighting.

Refuse, Recycling and Emergency Vehicles
Refuse and recycling vehicles already operate in Lister Row and the bin(s) from the proposed new house could be placed at the front of the house where they can be easily accessed by refuse and recycling vehicles. There is sufficient room to the side of the house for bin storage.

There is already sufficient width to allow emergency vehicles to enter Lister Row to gain access to the proposed new house. Emergency vehicles have then the option of reversing back down the straight Lister Row and turning into the new proposed crossover to exit in a forward direction, via the bus turning circle road, on to the High Street, as well as turning around in the area in front of the new house and the side of Number 15.

Vehicle Parking
The hard standing on the south east side of the house will provide car parking for two vehicles. This space plus the area in front of the house will also allow vehicles to turn around and be able to leave the site in a forward direction.

Disabled Access
There will be a continual paved area from the hard standing at the side of the proposed house to the front door, which will facilitate wheelchair access to and from the house.

All doorways within the house will be of sufficient width for wheelchair access and other internal arrangements will contain all disabled features complying with current Building Regulations.

SUSTAINABILITY

Close to Public Transport and Local Amenities
The site is just a few meters away from a bus stop and the centre of Great Houghton itself, with its varying amenities (shops, public houses, school, churches and skate board park).

Flood Risk
The site is not within a flood plain or in an area of extreme flooding, as indicated on the Environment Agency's flood map. Please see the separate flood map, document number 008.

Additionally, the recent flood alleviation works will help drain any rainwater from the surface of Lister Row. It is proposed that any excess rainwater from the proposed new house will be channeled into the main public sewer, to further help remove rainwater from the area.

CONTAMINATION ASSESSMENT

As mentioned above, the full site historically contained 6 terrace houses, built around the 1890s, but these were demolished around 35 years ago and the site has remained overgrown and derelict ever since. It is extremely unlikely for there to be any chemical contamination on the site. Also, as it is in a residential area, it has not been used for any form of landfill, etc.

MATTERS TO BE RESERVED FOR LATER APPROVAL

Samples of external materials.