Proposed Residential Development
Land adjacent
24 Westbourne Terrace
Barnsley
S70 6HP

Ref: 11.25
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Version: 01

DESIGN AND ACCESS STATEMENT



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1.0 Introduction

1.1 This statement has been prepared in support of an application for Outline Planning Permission with Some Matters Reserved, to develop unused garden land by the erection of three dwellings with parking and the provision of a turning area for service vehicles. Matters reserved for future consideration include Appearance and Landscaping. The submitted details include information in relation to Access, Layout and Scale.

1.2 The land is owned by the occupants of No24 Westbourne Terrace.

2.0 Location

2.1 The site is located adjacent to No 24 at the northern end of Westbourne Terrace, 0.6 miles to the west of Barnsley town centre just off the A628 Dodworth Road. A Site Location Plan is provided in Appendix A.

3.0 Assessment

3.1 The site has a total area of 0.11Ha. It lies at the northern end of Westbourne Terrace.

3.2 The site has an overall fall of around 2.3m from south to north. A Topographical Survey has been prepared and a copy is provided as part of the application documents.

3.3 A Photographic Survey has been carried out and a copy is attached at Appendix B.

3.4 The existing use is residential and the site is surrounded by a mix of two storey terraced and semi-detached housing to the east, west and south and recently constructed three storey apartments beyond the northern boundary. The Barnsley Metropolitan Borough Council Unitary Development Plan confirms the site is within a Housing Policy Area.

3.5 The site is devoid of mature landscaping, however there are a number of semi-mature trees within the northern boundary but separated from the development site by a watercourse.

3.6 The proposals for redevelopment involve the removal of a number of sectional concrete garages and outbuildings previously used for parking and domestic storage by the occupants of No24. The buildings are not considered to provide suitable habitat for protected species and therefore a bat survey has not been provided.

3.7 Westbourne terrace is a single width road serving thirteen dwelling with an average gradient of approximately 1 in 11. It has no turning facilities for service vehicles.

4.0 **Involvement**

4.1 The proposals have a limited impact on local groups or the wider community. The immediate residents have not been consulted.

4.2 Initial consultations have taken place with the local planning authority. The principal of residential development was agreed, subject to further details of design and siting. It was accepted that whilst the junction with Dodworth Road is substandard the provision of a new turning head would contribute to an overall improvement to highway safety.

4.3 Recent discussion with James Hyde of the Development Control concluded in an agreement that a condition would be attached to any planning permission requiring that access to the turning head is to remain available for all residents of Westbourne Terrace and service vehicles.

5.0 Evaluation

5.1 The most appropriate use is residential. The site is allocated as Housing Policy and is situated within a well established residential area.

5.2 Three storey apartments to the north overlook the site and, to a certain extent, help to determine the orientation of properties. The linear arrangement of existing terraced houses also suggests that new dwellings be constructed in a similar alignment to reflect the terraced housing.

5.3 The location sustains relatively low cost housing, being predominantly two bedroom terraced houses and apartments and new dwellings of similar size and scale are appropriate.

5.4 The existing road will be retained and extended into the site to create a turning area. The existing road is 4.67m wide at its junction with Dodworth Road which includes a 1.0m wide flush tarmac footpath which extends partly into the site before becoming part of the road. A stone flag footpath again flush with the surface of the road then returns in line with the gable wall of No 2 and maintains a road width of approximately 3.7m thereafter.

The footpath at the Dodworth Road junction is 2.7m wide from the kerb to the back edge of the footpath at the boundary wall and provides adequate visibility in both directions.

Existing occupants of Westbourne Terrace have the advantage of a plot of land to the east of the road for gardens and parking. Some have erected garages and this provides turning facility for private vehicles but there is no opportunity for manoeuvring of service vehicles.

5.5 There are a number of semi-mature trees to the northern boundary subdivided by the development site by a watercourse. The trees which are on the north side of the development present no problems of overshadowing nor will they have an overbearing effect on new dwellings. They are far enough away from the new

properties such that neither will have any detrimental effect on the other. As there is no need to affect existing trees a more detailed arboricultural survey is not necessary.

5.6 The existing concrete sectional buildings to be removed as part of the works are unlikely to provide suitable habitat for protected species and therefore a bat survey is not necessary.

5.7 A copy of the Yorkshire water sewer records plan is attached at Appendix C. This shows a 225mm dia combined foul sewer within the site running in a northerly direction connecting to a 375mm dia combined sewer on the far side of the watercourse. The exact alignment of the 225mm dia sewer cannot be determined accurately as there are no visible manholes within the site. It seems likely however that the branch sewer runs down Westbourne Terrace given the fact that there is a manhole where the branch sewer connects to the main sewer directly opposite Westbourne Terrace. The precise alignment of the sewer will need to be confirmed but should it be proved to be in this position it will have no impact on the construction of the new dwellings which are located at least 3.4m away from the line of the sewer.

It is proposed that foul drainage from the new dwellings will connect to the existing branch sewer.

Surface water drainage will be designed with due regard to SUDS and discharged into the ground via soakaways subject to percolation tests in accordance BRE Digest 365. Ultimately surface water will drain to the watercourse by percolation through the ground but discharging to soakaway will help to maintain the existing drainage environment.

5.8 The site is not within an area identified by the Environment Agency as at risk of flooding. The site is not at risk of flooding and the development is unlikely to cause flooding elsewhere. The occupants at No 24 are not aware of any previous issues with flooding.

5.9 The site is unlikely to be contaminated. Historic records show that the land remained undeveloped with the terrace of houses not appearing until the Ordnance Survey plans of 1891 when Westbourne Villa is shown at the junction with Dodworth Road and Westbourne Terrace (at the time known as Westbourne Street) to the rear. The site was not subject to any previous use prior to the erection of the terraced houses which exist today.

6.0 Design

6.1 The site area of 0.11Ha would indicate the potential for a development of 3 to 4 dwellings at a density of 30 – 35 per hectare. The restrictions of the site which is partly steralised by minimum distance requirements to the apartments to the north, the watercourse, site levels and the need to provide amenity and parking to No24 determine that a maximum development of three new dwellings is appropriate.

6.2 Drawing No P1 Site Plan illustrates the proposed development which involves the removal of the existing outbuildings and erection of three dwellings with parking spaces and the creation of a turning area for service vehicles.

6.3 The existing houses are predominantly two storey terraced dwellings with floor levels stepped to suit the reducing road levels as shown on Photo 06 in Appendix B. They have a span of 9.5m with heights to eaves of 5.5m and 7.6m to ridge.

6.4 The proposed dwellings are of two storey construction to match existing. They have a span of 7.4m with a typical height to eaves of 5.0m and 7.5m to ridge.

New dwellings are two bedroom cottages with a gross internal floor area of 735sqft.

6.5 The longitudinal section on drawing P1 illustrates the scale of the new dwellings which are designed in a traditional manner and the sketch provides an impression of how they could be look with stone facades that complement the existing terrace.

Floor levels have been stepped to suit existing ground levels although some under-building is required to maintain reasonable gradients at the northern end of the turning head as shown on the section.

6.6 New dwellings would be consistent in size and scale with existing properties and subject to final design and use of appropriate materials would fit in with existing dwellings without detriment to either privacy or amenity.

6.7 The proposed dwellings maintain and exceed recommended minimum distances between dwellings. It is necessary to build up an existing secondary window to the rear (north) extension of No24 which is shown on Photo 08 to avoid any lack of privacy. This window should be built up in matching stone set in reveal.

6.8 Ground levels reduce towards the eastern boundary and an existing retaining wall shown on the Topographical Survey confirms a change in level of around 1.0m. This change in level is maintained between the front and rear of new housing allowing virtually level approach from parking areas with gradients not greater than 1 in 20. It necessitates a similar change in level between rear terraces and garden areas to the east illustrated by proposed levels on drawing P1 Site Plan.

6.9 The proposed dwellings have no impact on existing trees.

6.10 The drainage proposals will ensure that the site is properly drained. According to the Environment Agency Floor Risk Data, the site is not at risk of flooding and there is no evidence to suggest that flooding has been an issue in the past. The works will not increase the risk of flooding elsewhere.

7.0 Access

7.1 The existing adopted access road Westbourne Terrace is to be retained and improved by the provision of a turning head suitable for use by service vehicles. It is not intended that this road will be offered for adoption but it will be constructed to adoptable standards.

7.2 Westbourne Terrace has an average gradient of approximately 1 in 11 which would make it difficult for wheelchair users. The site access road and turning area have maximum gradients of 1 in 20 which is accessible and level approach can be provided from parking areas to all dwellings.

7.3 The provision of a turning area will permit the use by emergency vehicles for waste removal and access in the case of fire.

7.4 The site is in a highly sustainable location, being within 0.6miles of Barnsley Town Centre accessible to local services and public transport. Two car parking spaces have been provided for each new dwelling together with two spaces for the existing dwelling, No 24 Westbourne Terrace.

8.0 Summary

8.1 The proposals are in line with planning policy. The site is currently under used and can be developed to form an attractive addition to the existing houses locally without detriment or loss of amenity.

8.2 The inclusion of the proposed turning area will make Westbourne Terrace accessible for service vehicles and improve facilities for turning for residents and visitors and we look forward to receiving the authorities support in respect of these proposals.



Signed for MBooth Design Ltd

Appendix 1 – Site Location Plan

North



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LAND ADJACENT
24 WESTBOURNE TERRACE
BARNSLEY
S70 6HP

SITE LOCATION PLAN

Scale 1:1250

Date Sept 11

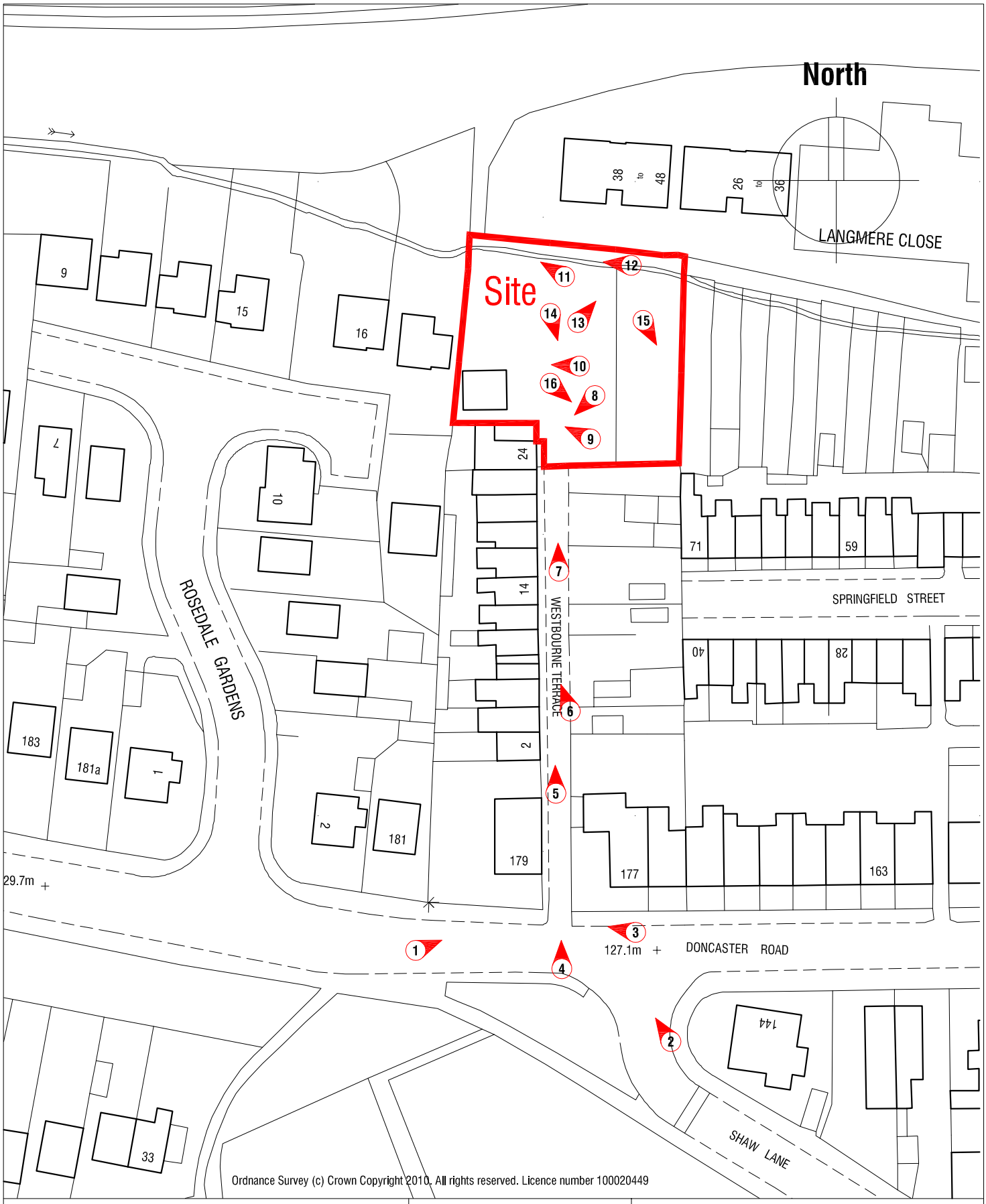
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Drwg No OS1

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Appendix B – Photographic Survey



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LAND ADJACENT
24 WESTBOURNE TERRACE
BARNSLEY
S70 6HP

SITE LOCATION PLAN

Scale Not to Scale

Date Sept 11

Ref 11.13

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Residential Development
Land Adjacent 24 Westbourne Terrace
Barnsley

PHOTOGRAPHIC SURVEY



01. View of Junction With Dodworth Road looking east.



02. View of Junction with Dodworth Road from Shaw Lane.



03. Junction with Dodworth Road looking west.



04. View of Westbourne Terrace from Dodworth Road.



05. Westbourne Terrace looking north.



06. Existing terraced housing.



07. View of site entrance from Westbourne Terrace.



08. No 24 Westbourne Terrace.



09. Existing parking and garage to No 24 Westbourne Terrace.



10. View of east elevation 14 Rosedale Gardens.



11. Northern boundary looking west.



12. Northern boundary and watercourse looking west.



13. Northern boundary and three storey apartments beyond.



14. Central outbuilding to be removed.



15. North elevation of terraces to Springfield Street.



16. North and west gable of terraced housing to Springfield Street.

Appendix C – Sewer Records Plan

Sewer Legend


Combined Sewer


S24 Combined Sewer


Surface Water Sewer


S24 Surface Water Sewer


Foul Sewer


S24 Foul Sewer


Section 104 Sewer

Public Rising Main


Pumping Station


Abandoned Sewer



Public Sewage
Treatment Works


Syphon Sewer &
Vacuum Sewer

\+ Property Identifier

Water Legend

Water Main 4" and below

Water Main 4" and above

Raw Water Main

Private Water Main

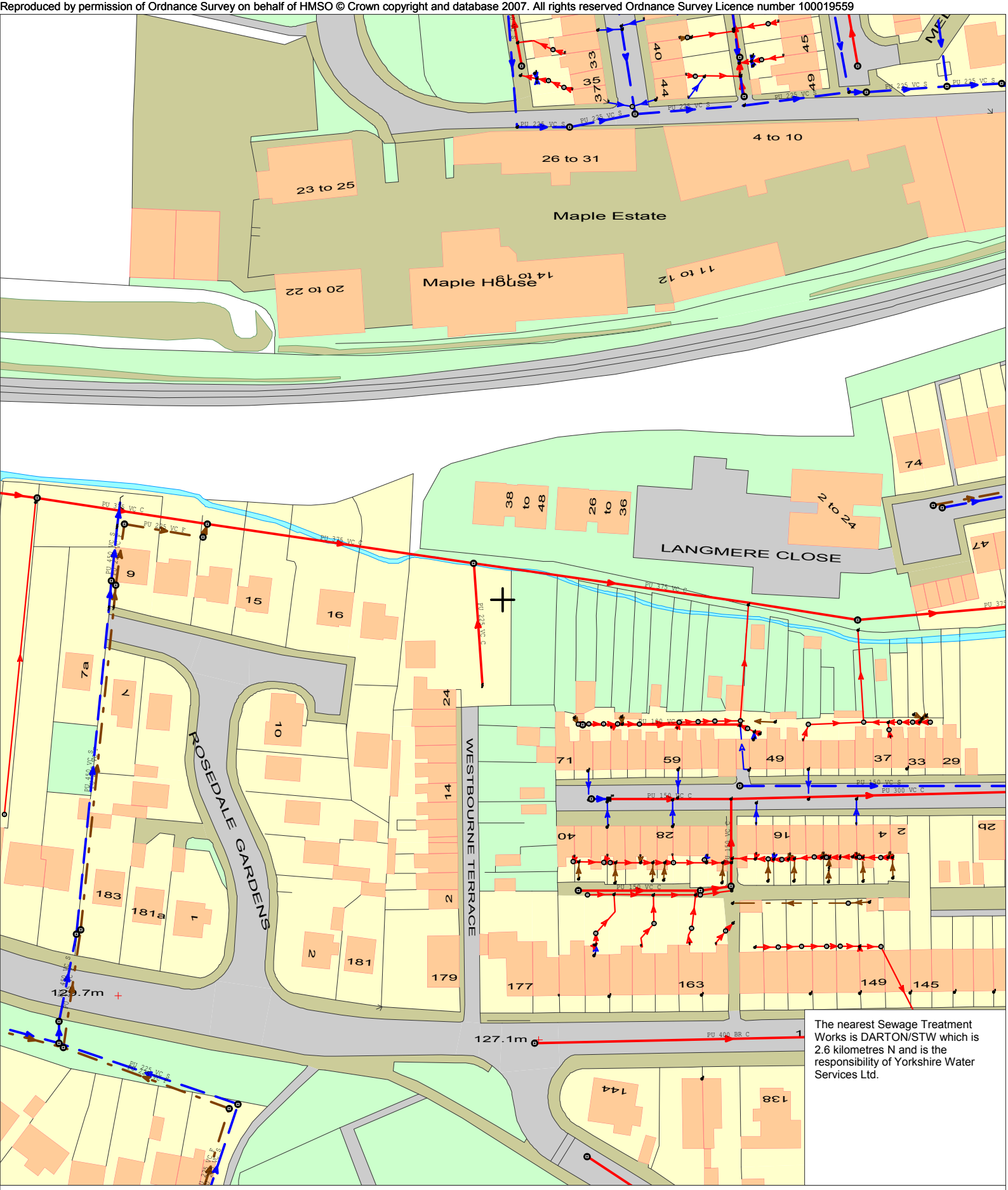

Fire Hydrant


Pumping Station

Registered Office, Yorkshire Water Services Limited.
Western House, Halifax Road, Bradford BD6 2SZ. Registered in England and Wales No. 2366682

safe-move
A part of YorkshireWater

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The nearest Sewage Treatment Works is DARTON/STW which is 2.6 kilometres N and is the responsibility of Yorkshire Water Services Ltd.

Public Waste Water Network 19/09/2011 14:54:49 OS Grid Coordinates: 433294 : 406245 Map Name : SE3306SW garsidet

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