Residential Development
Land at Keresforth Hall Road
Dodworth

Barnsley

May 2018
Ref 17.36
Version 02

Design and Access Statement

This statement has been prepared in support of an application for Outline Planning Permission for Residential Development of land at Keresforth Hill Road Dodworth Barnsley.

1.0 Proposals

Residential development Outline with details of Access for the erection of 5No detached dwellings. Details of Layout, Scale, Appearance and Landscaping are to be Reserved Matters.

2.0 Assessment

The site is located north of Keresforth Hall Road at the approach to Dodworth from the east, opposite the junction to Gilroyd Lane and to the western side of the M1 motorway.

A Site Location Plan and Indicative Site Layout is included as part of the application documents.



Fig 01. Aerial Photo with proposed development site edged red.

2.1 Physical Context

A topographical survey has been prepared and a copy is included with the application documents.

- The site is undeveloped and open grassland used for grazing.
- It has frontage to Keresforth Hall Lane to the south. To the east is the M1 motorway which is set approximately 20 meters below the site. To the north is a small mature woodland which extends to part of the western boundary, the remainder of which at the frontage is housing.
- The land has a fall of around 8 meters from the high point at the north to the boundary with Keresforth Hall Road at the south.
- The site is bounded hedges and timber post and rail fencing.
- There are very few trees on the site itself although there are trees to the north, east and western boundary. A Tree Survey has been prepared and a copy is included as part of the application documents.
- Housing to the west of the site is predominantly two storey detached larger family homes at the approach to Dodworth from the east.



Fig 02. Site Frontage



Fig 03. Eastern Boundary



Fig 04. Western boundary from Gilroyd lane



Fig 05. Existing housing to west of site

3.0 Evaluation

3.1 Use
The site is currently used for grazing. The proposed use is residential. The planning statement addresses the justification for residential use.

3.2 Amount
The site has a total area of 0.41 Hectares. An indicative layout plan ref: P1 Rev B Block Plan has been prepared and a copy is included with the application documents.

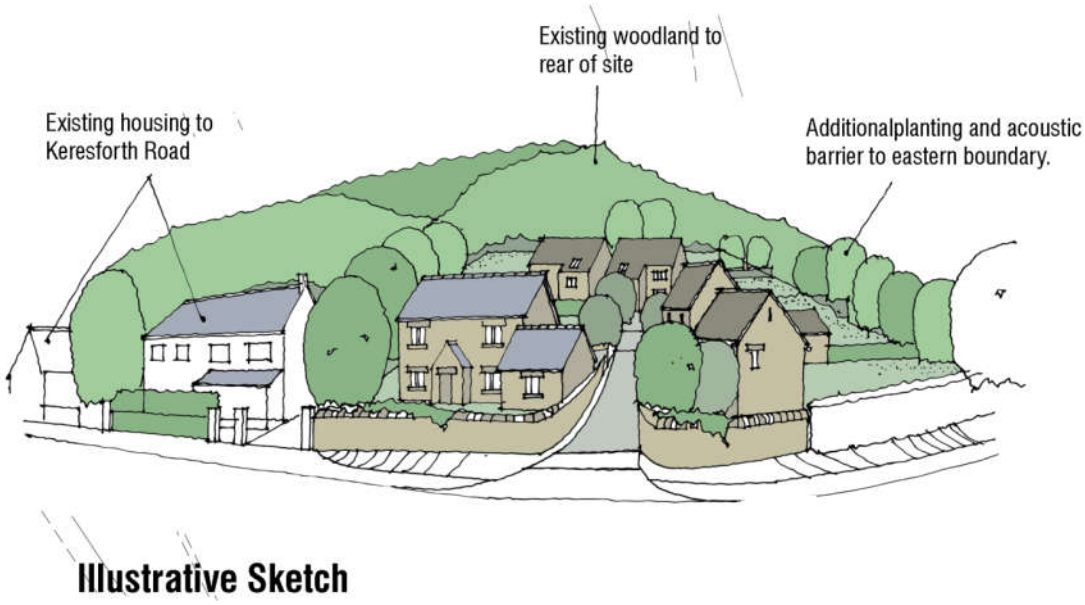
It shows a development of 5No two storey detached dwellings with double garages.

Unit 1	4 Bed two storey detached	153sqm	1646sqft excl garages
Unit 2	4/5 Bed three storey detached	166sqm	1786sqft excl garages
Unit 3	4/5 Bed three storey detached	166sqm	1786sqft excl garages
Unit 4	4 Bed two storey detached	153sqm	1646sqft excl garages
Unit 5	4 Bed two storey detached	153sqm	1646sqft excl garages

All houses have double garages (36sqm) and frontage parking to accommodate a total of 4No private cars.

All properties have large gardens which are well in excess of the minimum standards for private amenity space.

The density of the site is relatively low at 11 dwellings per Hectare due mainly to the gradient of the site. It is considered however that the site is suitable for lower density larger detached dwellings consistent with existing detached dwellings adjacent to the west of the site and similar to the recently approved similar development located at Needlwood approximately 230 meters east of the site.



3.3 Layout
Layout is a Reserved Matter however an indicative layout plan ref: SK02 Rev B has been provided.

It shows a development of 5No detached dwellings served by a private access drive from Keresforth Hill Road. Unit 1 provides frontage to Keresforth Hill Road in similar alignment to the existing dwelling, No 37 Keresforth Road to the west.

Remaining dwellings Units 2-5 have been arranged around an informal courtyard to minimise the gradient of the access road. Units 2 and 3 are three storeys allowing garages to be located at lower ground floor level excavated into the site with rear gardens a storey higher at upper ground floor level.

3.3.1 Access
The Private Drive has been designed to accommodate turning for service vehicles. It has been located to maximise visibility to Keresforth Hill Road and provide a stagger to the junction with Gilroyd lane. Further assessment of the access proposals is considered in the Highways Appraisal which is included as part of the application documents.

3.4 Scale
Scale is a reserved matter.
It is considered that 2/3 storey development would be suitable for the site. Garages would be single storey although some might include use of the roof space to provide additional accommodation such as a gym or home office.
There are no existing dwellings immediately adjoining the site that would be adversely affected by the new dwellings in terms of overbearing, overlooking or loss of privacy.

3.5 Landscaping
Landscaping is a Reserved Matter.
The proposals provide an opportunity for extensive tree planting which would more than mitigate the removal of two small groups of trees to the site frontage.

Details of hard and soft landscaping should be considered as part of detailed design at Reserved Matters stage.

3.6 Appearance
Appearance is a Reserved Matter.
It is considered that dwellings of traditional appearance using natural materials such as stone and slate or good quality brick and artificial slate tiles would be appropriate with windows set into deep reveals, timber doors and dark grey or black aluminium gutters and rainwater pipes.

Final details to be agreed as part of detailed design at Reserved matters stage.

4.0 Access

4.1 Sustainability
The site is located within walking distance of local amenities at Gilroyd and Dodworth and within 1.4 miles of Barnsley town centre. There is a regular bus services to Barnsley and the local towns.
The site is considered to be highly sustainable.

4.2 Service Vehicles
Access and manoeuvring can be provided for private motor vehicles and a service appliance.

5.0 Summary

The proposals relate to a carefully considered small scale residential development within a residential area providing much needed good quality local housing within a sustainable location.

The proposals reflect the design and appearance of traditional dwellings within the area and whilst the current application is for Outline Planning Consent the level of detail should be sufficient to provide the Local Authority with the confidence that a high quality sensitively designed scheme can be delivered which takes full account of the physical characteristics of the site.

The accompanying planning statement explains how the proposals are consistent with local and national planning policy and we look forward to receiving the support of the council in determining this application.



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