ERECTION OF EIGHT NEW DWELLINGS ON THE SITE OF DARFIELD WORKINGMEN'S CLUB, UPPERWOOD ROAD, DARFIELD, S73 9QR

For L.C.E. Ltd.

DESIGN AND ACCESS STATEMENT



1) The Site





The site is the former, redundant, Darfield Workingmen's Club. The curtilage of the club is approx 0.24 Ha There is a strip of ground in front of the south side of the site which is in the ownership of Barnsley M.D.C. Main sewers run under this land. This area is included in the planning application. The total area of the site is approx 0.293 Ha. An overhead electricity main crosses the site, a pylon is situated on the site. Development is constrained by the pylon and by the main sewers. Building is not permissible within 6m of the feet of the pylon. There is an easement on the north side of both the foul and surface water sewers of 3m to the foul and 6m to the surface water.

The site is wholly within the Housing Policy Area identified in the U.D.P.

Part of the site is built over: the remainder is a car-park paved in bituminous macadam. The council-owned strip of land to the south land is grassed. There are three mature trees on the council-owned land and a mature thorn hedge on the east boundary, otherwise there is no vegetation on the site.

There are no known past industrial uses of the land and it is not considered likely that pollutants are present.

2.1) Context

The site is bounded on all sides by modern housing which appears to date from about 1960 to the 1990s There are some late nineteenth or early twentieth century terrace houses on both sides of Snape Hill Road to the east of the site. One of these terraces is of coursed sandstone rubble, with a Welsh slate roof covering, otherwise all the surrounding buildings are of brick. The older houses are of local dark red bricks with slate roofs. The newer houses are of paler red and buff bricks. The roof coverings are of interlocking concrete slates of grey or brown colour. The windows of the older houses are of a traditional vertical

proportion. Most of the newer houses have windows of a horizontal proportion. The roof form is mixed with a predominance of gabled ends. The older houses have flush verges and little overhang at the eaves in keeping with the local tradition. Most of the new houses have a larger overhang at eaves with facias and soffite and the overhanging verges are finished with bargeboards.

3) Relevant Planning Policy

UDP Policy H8 (Housing in existing Housing Areas), SPG2 (Design and Layout of New Housing), CSP14 (Housing Mix and Efficient Use of Land) CSP15 (Affordable Housing): National Guidance PPS1(Sustainable Development) & PPS3 (Housing)

4) Proposal:

4.1) Amount

The site area is 0.24Ha Approximately 0.06 Ha is undevelopable because of the electricity pylon and the main sewers. Eight dwellings are proposed which gives a density in the order of 45 dwellings per Ha, In line with Policy CSP14 for areas with good public transport.

In discussion with officers and with local R.S.L.s a need for dwellings with some ground floor bedrooms was established.

Six of the eight proposed dwellings are, therefore, of a 'dormer bungalow' form. The area of land to the east of the electricity pylon is too narrow to accommodate two dwellings of this type and, consequently a pair of two bedroom two storey houses is proposed on plots 1&2.

The dormer bungalows on plots 3 – 8 are configured so that they may either be two bedroom – four person dwellings to Housing Quality Indicator space standards or three bedroom dwellings to the space standards more usual on the open market. It is hoped that the dwellings will be sold to an R.S.L. and contribute to the supply of affordable housing. This cannot be guaranteed because of uncertainty surrounding the funding likely to be available to R.S.L.s in the near future. In any event the dwellings will not be expensive and, if sold on the open market, will be relatively 'affordable'.

4.2) Layout

The design of the layout has been developed within the physical constraints of the site and the existing main services crossing it in discussion with officers :

The dwellings front Snape Hill Road. Pedestrian access is from this street. Vehicular access is from the rear utilising the existing vehicular access point onto Upperwood road.

A direct access to the dwelling entrances has been provided. Barnsley MDC have agreed t grant a wayleave across their land. Whilst a pedestrian access to a front door facing the street would have been desirable, it is not possible to

achieve the required density with the relatively wide fronted dwellings needed to achieve the ground floor bedrooms. The access to the side entrances is however conspicuous and self evident.

Parking has been provided from the rear access way. It is distributed evenly along the access road so that the relationship between the parking spaces and the dwellings they serve is direct giving both a convenient and secure relationship. In only one instance (plot 7) does this lead to a constricted private amenity space. In general the garden sizes are well proportioned for a development at this density.

Privacy distances to the surrounding dwellings are generous.

4.3) Scale

Although most of the buildings immediately surrounding the site are of 'standard' domestic scale as discussed in paragraph 2 above, it is considered that the reduced scale of the dormer bungalows is appropriate, replicating the scale of the single storey building that previously occupied the site and giving some variety to the street.

The two storey houses, plots 1 & 2 have a reduced scale with a dropped eaves and pitched roof semi-dormer windows.

4.4) Landscaping

The three existing mature trees – which are, in fact on the land outside the ownership of the applicant are retained. They are supplemented by some new planting of trees which will be of a species selected to be of small to medium size, deciduous and with light foliage so as not to unduly over-shadow the proposed dwellings. The existing thorn hedge on the eastern boundary is retained and a new hedge of native species is proposed to the north boundary of the site. The parking at the foot of the existing pylon will be screened from the street by a planting of shrubs.

4.5) Appearance and Materials

The appearance of the dwellings will be traditional with pitched roofs. The pitch of the roofs will be a little steeper than that of the surrounding existing houses in order to accommodate the first floor rooms. A modified dwelling is proposed for Plot 8 with an additional bay window and gable to present a more interesting face to the Upperwood Road frontage. The walls of the proposed dwellings will be faced mainly in red brick. Pointed gables facing the street will be faced in timber boarding which will either be left to weather to a natural grey colour or will be stained. Roofs will be covered with smooth interlocking concrete slates – Marley 'Modern' or similar. Barge boards and fascias will be to match the timber cladding. Rainwater goods will be black uPVC, and the windows will be white uPVC.

The gardens will be enclosed with low brick walls to the Snape Hill Road frontage and with a higher brick wall to the Upperwood Road frontage. The enclosure to the back of the gardens will be a close boarded timber fence.

4.6) Sustainability

At planning approval stage, it is appropriate to seek consent for such elements as will make the detailed design of low energy buildings possible. And which will enable compliance with Level three or four of the Code for Sustainable Homes should this be required.

Energy
Thickness of the walls and roof as shown on the submitted drawings will make it possible to incorporate a high standard of thermal insulation. The areas of the glazing shown have been carefully considered to balance the need to avoid heat loss whilst giving good natural lighting. The main glazing faces south. These measures will make it possible to achieve the high standards required by AD:L1 2010 of the Building Regulations. An array of photovoltaic panels is shown on the south facing roofs. The panels are sized to give 1KWp per dwelling. These, with other measures and features should make it possible to attain Level 4 of the Code for Sustainable Homes.

Water
Water use is a detailed design consideration. Water butts are proposed to provide irrigation water for the gardens.

Drainage
Foul drainage will be to the public sewer.
Surface water drainage will be to soak-aways if the ground can be proved suitable. The sub-grade of the access way and car parking areas will form a soak away for the paved areas in accordance with the principles of Sustainable Urban Drainage.

Sheds
Sheds are shown on the submitted details. These will incorporate the covered bin storage. If the dwellings are sold to the social housing sector the stores will provide the external storage required by H.Q.I. and storage for bicycles to gain credits under the C.S.H. If the dwellings are sold on the open market, smaller external structures incorporating, only the refuse storage will be built. Details of the appearance of the sheds are not provided as part of the application since the construction of the sheds would represent Permitted Development and since the detailed design may have to be amended to effect economies.

5) Access

Darfield is well served by busses. The site is situated less than 50m from the bus stops on Upperwood Road and Snape Hill Road.

The driveway will be ‘level’ – at gradients much less than 1:20 -. Although it will be surfaced in unbound material to drain freely, the surface will be stabilised with

a plastic matrix and will present a convenient surface for vehicles, pedestrians, prams and wheelchairs.

A generous drop-off area is available immediately outside the entrances to the houses, from where the access path will rise at a gradient of no more than 1:15