Mr & Mrs P Glover

Detached dwelling,
Off
Worsbrough Road, Birdwell
Barnsley, South Yorkshire

Planning Application

Design & Access statement

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1. Statement

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Introduction

1.1 This statement is in support of a new development of one 5 bedroom detached executive dwelling house. On land within the parish of Birdwell. Within its curtilage and set near to the south boundary is an existing modernistic structure constructed mainly of concrete panels, formally known as St Mary's Junior & Infants School. Now in a state of disrepair and dereliction the structure is to be demolished and the site separated into two distinct plots. This statement is in connection with plot 1 of the site (See Appendix 'A'site layout plan CAD/QA/1500).

1.2 The site in conjunction with the adjacent area has been visited and this statement takes into account the sites location, topographical features, imposed constraints, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.

2.0 Assessment of the sites immediate and wider context.

2.1 This statement has been carried out to satisfy the requirements of section 42 of the planning and compulsory purchase act and covers the design concepts and principles combined with access issues.

2.2 **Physical**

2.3 The site is rectilinear in plan and occupys approximately 2312 square metres which runs parallel and adjacent to Worsbrough Road, Birdwell. Within the sites curtilage and forming part of the west boundary a group of 8 trees T31 to T38 provide a landscape feature. The trees set to the west boundary form a distinct element of the boundary and play an important historic role in the environmental landscape of the site and street scene. To the sites east boundary there are no features to record. See CAD/QA/1500 for the site layout). The sites topography displays a level and even surface. There is no urbanisation with regard to dwellings to the north boundary as an open field system exist these fields inclusive of the site are within a designated greenbelt area, which abuts the north boundary. Urban housing of red, brick built two storey semi-detached dwellings are prevalent within the immediate area, but set on the south boundary and parallel to it the last of 3 stone fronted low rise dwellings which once provided an arbitrary edge to the village, prior to the schools construction.

3.0 Access audit

3.1 The proposed site will have a 5 metre wide single access point positioned approximately 6 metres in from the public walkway providing an off road waiting area before access through a set of security gates. This waiting area is to serve both plot 1 and 2. The new access point formed will require a drop down kerb to be installed to provide a safe and sustainable entry into the site. It is envisaged that the new drive will intersect with Worsbrough Road at approximately 126^{0} when travelling from north to south and 216^{0} when travelling south to north. Private vehicles entering will be able to travel in a forward direction from the main highway into and along the private drive, which terminates to the front of the dwelling and garage complex. This area will provide external private parking and a defined manoeuvring area for motor vehicles to emerge from the site in a safe forward direction. There are pedestrian footways running along each side of Worsbrough Road, external of the domestic curtilage of the site, with each running parallel to the site.

3.2 Access to Motorways

The site is located within a short commute to Junction 36 M1 of the motorway network.

3.3 Transport

An established public road transport system is in operation and located within 50metres (1minutes) walking distance when travelling south and 100metres (2minutes) walking distance when travelling north towards Barnsley from the site.

3.4 Refuse/recycling

The dwelling will have an area for the storage of bins located to the rear of the property. Waste collection is to be undertaken by the local authority, with the onus placed upon the owners of the dwelling, to transport individual bins onto the public footway on collection days as currently in operation by the existing residents.

The following bins are required to be provided.

	Type of refuse	Dimensions	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres
4	Recycling 1 (Green)	720 x 650 x 1060	240 Litres

3.5 Economic

The scheme aims to provide an excellent executive home for the applicant and his family, set on the fringe of the village location which overlooks the greenbelt to the north. The location of the site provides good transport links to Barnsley, Doncaster, Sheffield, Wakefield, and the motorway network.

4.0 Relevant Planning Policies

4.1 The following policies have been taken into account in the submission of this application. The site is located on the fringes of an existing village which has been allocated as green belt on the Unitary Development Plan maps and LDF descriptive.

National Planning Policy Framework & Government Guidance

National Policies

PPG 2 Green belt

National Planning policy framework Sec 7 (Requiring good design). Sec 9 (protecting green belt land) Sec 10 (Meeting the challenge of climate control) Sec 11 (Conserving and enhancing the natural environment.

Local policies

Policy CPS 2, Sustainable construction

Policy CPS 29, Design.

Policy CPS 34, Protection of the green belt.

Policy CPS 37, Landscape character.

LDF, SPD Designing new housing development 2012

South Yorkshire residential design guide 2011

Buildings for life (bfl12)

5.0 Relevant Planning History

5.1 The sites previous use Worsbrough Road St Mary's C of E Junior & Infants School.

6.0 Involvement of community members and professionals, undertaken/planned.

6.1 The owners/tenants of the adjacent residential dwellings have not been consulted.

7.0 Evaluation of the context

7.1 Identification of opportunities

There are a number of benefits arising from the re- development of this site. There will be a positive gain in the visual amenities by a sympathetic and well designed development. It will constitute a positive addition to the area and provide sustainable living accommodation.

7.2 Identification of constraints

The overall design of the dwelling house will be sympathetic to the immediate surroundings and takes into consideration the needs and requirements of the existing trees which occupy the west boundary. Situated centrally on the plot laterally but closer to the south boundary, an existing structure exists. This building is known as Worsbrough St Mary's C of E Junior and Infants School. The school built of concrete sectional panels has now fallen into dereliction and disrepair promoting a deleterious feature on the

landscape within the village and displaying a detrimental effect on the green belt beyond. It is accepted that this building will have to be demolished to make way for the residential structures to be constructed. However the new structure as negotiated with the local authority will have to be positioned no further than the outer most edge of the old schools envelope. This has been a priority and achieved with the current design.

7.3 Trees

The positioning of the dwelling will require 3No trees to be removed noted as T31, T37 & T38 shown on plan CAD/QA/1501 to be removed. The first T31 silver birch, poses safety issues to arise as it currently is listing at approximately 45^0 towards the existing school building. The remaining trees T37 & T38, are in themselves poor specimens of cherry, and will be removed in order to enhance the remaining garden area which will be landscaped to the north of the dwelling. These removals will be the subject of consideration by the local authority's tree/forestry officer, as part of the statutory planning process.

8.0 Design of the scheme

Use

Is this justified in terms of :- Site and surroundings
The site has residential developments to the west and south.

Land use – The site lies on the fringes of the established village of Birdwell, Nr Barnsley, South Yorkshire and within a designated area of green belt.

Amount

Is their justification for :-How much development is proposed?

Due to the constraints of the site only one dwelling with a single ancillary drive is proposed.

Layout:

The proposed new dwelling is confined to an area within the site, described by a theoretical line running along the outermost edge of the existing school structure. Additionally and in conjunction with guidance criteria for theoretical root spread of trees laid down by BS 5837: 2012. (drg No CAD/QA/1500)

Ground floor

The ground floor consists of an entrance atrium, which displays an open stair rising upwards to provide access to the first floor level. Within this floor area, an open plan kitchen with attached dining area is proposed. Further rooms to this floor include a wc cubicle with an obscure glazed window, while set adjacent to it is a study, also containing a window; this window faces the east boundary and plot 2. In addition a formal lounge will be positioned parallel with Worsborough Road, and occupy the full depth of the dwelling, no windows will be set within this gable of this elevation. To conclude the ground floor layout and set within the main dwelling an internal utility room will be formed to incorporate a link via an internal door fire door to the attached double garage. The utility room will also be provided with an external door for access to and from the dwelling. There will be no other windows within the ground floor envelope of the garage.

First floor

To this floor, which is accessed from the integral flight of stairs an open gallery landing will be formed allowing admission to the three bedrooms, family bathroom to the main dwelling while over the garage will be a games area and personal gym. From the central landing area a second flight of stairs radiates upwards from the open landing and provides internal access to a second floor situated within the roof space. To the first floor master bedroom a French style door with Juliette balcony will be set into the north wall which gives views of the private rear garden area and open countryside beyond. By design the Juliette balcony positioned across this door opening will not cause any privacy issues or conflict to plot 2. In addition a single window will be positioned in the east gable at first floor level which will serve to family bathroom. This window will be fitted with obscure glazing providing privacy to the occupants. There is no requirement for any other supplementary windows positioned within the east gable facing plot 2 to be installed.

Second floor

The second floor is situated within the roof space and is accessed via the secondary flight of stairs running above and parallel to the main flight which forms an open stairwell. Within this area it is proposed that a bedroom to the east & west gables will be constructed, while to the centre and accessed via a landing will be a secondary bathroom.

Landscaping :

Due to the nature of the development, offering a juxtaposed position to green belt land, it is proposed that the rear garden area to the north will be set to lawn. Paved areas will be created for vehicles to the front and side of the double garage, (south) which will be constructed of hard surfacing permeable materials to allow sustainable drainage to occur as will the drive. (No loose gravel is to be used for any surfacing) To the head of the drive there will be a gated access with no wall/fence to each side being in excess of 1000mm, this will afford highway safety to be achieved and sight lines is excess of the statutory 90metres in each direction to be achieved. Also and significant to the sites topography the retention of the existing trees T32,33,34,35 & 36, by local legislation will be retained. This will maintain the character of the site enabling the street scene to remain the same as before.

Appearance :-

With respect to the architecture, the new dwelling is of a simple "L" shape building form, with all elevations constructed of coursed square sandstone, under a trussed roof structure displaying closed eaves. The roof pitch has been set at 45^0 this allows a viable internal head room to the second floor and above the garage area to be achieved. Within the main roof pitch two dormer windows will project from each bedroom on the rear plane of the main roof which faces the private garden to the north, each of these will have pitched roof profile set to match the main roof. It will be seen that by using this construction it is in-keeping with the ethos of the local authority's core planning strategies CPS 29 good design principles and will compliment the street scene. Fixed at eaves level the rainwater gutters and corresponding downpipes will be of ogee box type design moulded in black Upvc, The external soffits, fascia's to the front and rear elevations will also be in maintenance free upvc and grey in colour. The main entry threshold will be designed integral within the glazed panel by a specialist manufacturer which extends up to the eaves level. The access and entry area is to conform to part M of the building regulations and the criteria required by the equalities act. All windows and subsidiary external doors will be hermetically sealed double glazed units with an A+ rating and manufactured in grey Upvc. Finished colour to be approved by the local authorities planning department.

9.0 Environmental (flood risk)

9.1 The Environment Agency's flood map data has been checked and the existing structure is not located within a flood zone. Additionally the detached building will not cause flooding to occur locally or off site.

10.0 Ecology (wildlife)

10.1 There is no evidence of any endangered or protected species or their roosts within or directly adjacent to the existing building.

Mitigation measures.

Visual site inspection is to take place when work on site commences.

10.2 Arboriculture

A visual site survey of the existing building and immediate areas has been carried out by Quill architecture, which records a total of 8 trees positioned on the west boundary of the site. Due to the proposed positioning of the new dwelling, It envisaged that tree (T31 silver birch) will have to be removed, due to its obtuse angle of growth and the potential to damage the new structure. Additionally trees T37 & 38 are proposed to be removed due to their poor quality see drg CAD/QA/1501 to enable a defined private rear garden area to be formed. Negotiation with the Local Authorities forestry/tree officer will be entered into during the statutory planning process.

Mitigation measures

Site inspection to take place to record the positions of the existing trees, with a report generated to establish the number of trees to be removed and retained including statutory tree protection measures undertaken to the current standards of BS5387 : 2012.

11.0 Surface water

11.1 Roof water/surface water is proposed to be dealt with by means of classic style gutter as calculated to BS EN 12056 – 3 : 2000 and the Building regulations 2002 Approved document H part H3. In addition soakaways for the collection of surface water will be constructed subject to percolation testing. Soakaways to be designed to Approved document H part H2 building regulations.

Providing the means to achieve a responsible and sustainable method of water management.

12.0 Foul water Discharge

12.1 All foul water drainage will discharge into a mains drainage system. Contractor to note that authorisation from the governing water authority is required for minor alterations to and/or renewal of a public sewer under the water industry act 1991 section 185 and section 106. Therefore before moving/altering or adding to the existing system. The existing on site drainage runs and Ic's lying within the curtilage of plot 2, is to be appraised for ownership and the water authority to be contacted

13.0 Energy & Environmental Performance of Dwellings

13.1 Standard Assessment Procedure (SAP) calculations for the new dwelling are to be carried out by a registered assessor.

14.0 Concluding statement.

14.1 This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the act.

14.2 Preliminary meetings prior to a formal planning application have entered into with the local authorities planning office to ascertain the suitability of redevelopment of the land for residential use.

14.2 During the design process, a number of meetings have been held with a dedicated planning and tree/forestry officer, to seek primarily, advice on good design and to address any potential problems facing the site. The comments made by the planning and forestry officer, have been taken into account and incorporated into the overall scheme.

14.3 In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.