

**Proposed New Dwelling
Plot 1
25 Bond Road
Barnsley
S75 2TW**

Ref: 12.36
Date: July 2012
Version: 01

DESIGN AND ACCESS STATEMENT

1.0 Introduction

- 1.1 This statement has been prepared in support of an application for Detailed Planning Permission for the erection of a detached dwelling with attached double garage on land at 25 Bond Road Barnsley. The site has recently been the subject of an Outline Planning Consent ref: 2011/1183 for the erection of three dwellings which considered matters of Access Layout and Scale. Details of Appearance and Landscaping were reserved.
- 1.2 These proposals relate to Plot 1 and are almost identical to the details approved as part of the Outline Planning Consent. There is a minor variation to the footprint of the proposed dwelling requiring that a further detailed application rather than reserved matters is necessary.
- 1.3 The site is currently vacant but was until recently occupied by a substantial three storey Victorian Villa as shown below.



South East Elevation



North West Elevation

2.0 Location

- 2.1 The site is located at 25 Bond Road, Barnsley, S75 2TW, at the junction of Bond Road and Salisbury Street, 0.6 miles to the north of Barnsley town centre just off the A635 Huddersfield Road.

3.0 Assessment

- 3.1 The development site has a total area of 0.19Ha of which, Plot 1 has an area of 0.08Ha, 0.21 Acres. It has frontage to Bond Road which provides vehicular access and lies at the junction of Bond Road and Salisbury Street.
- 3.2 The site is relatively flat from north to south and has a cross fall of around 1.5m from west to east. A Topographical Survey has been prepared and a copy is provided as part of the application documents.
- 3.3 The original and established use is residential and the site is surrounded by detached dwellings to the north, south and east, and semi-detached dwellings to the west. The Barnsley Metropolitan Borough Council Unitary Development Plan confirms the site is within a Housing Policy Area.
- 3.4 The site lies close to but just outside a conservation area. Large mature trees dominate the frontage to Bond Road. A Tree Survey was been prepared by James Royston Arboricultural Consultant in respect of the Outline Planning Application and recommended that a number of existing trees should be removed. This work has been completed and there are no further proposals for the removal of trees. A copy of the original tree report is provided as part of the application documents.

4.0 Involvement

- 4.1 The proposals have a limited impact on local groups or the wider community. The majority of neighbouring houses are not affected by the proposals.
- 4.2 Since the granting of Outline Planning Permission no further pre-application discussions have taken place in advance of the submission of this application.

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 The type of development proposed in respect of Plot 1 is almost identical to that previously granted outline planning permission. The footprint of the proposed dwelling has been amended so that the rear offshot projects a further 1.0m; a bay window has been added to the front elevation in lieu of an entrance porch and the garage is no larger but has been moved (west) forward by approximately 1.5m.
- 5.3 The access from Bond Road is unchanged and as previously approved.
- 5.4 The Scale of the building is two storey but includes an attic wholly within the roof space. This is a common feature of other dwellings within the area which are predominantly of Victorian design with high ceilings and sash windows with a vertical emphasis as well as steep roof pitches with attic spaces.

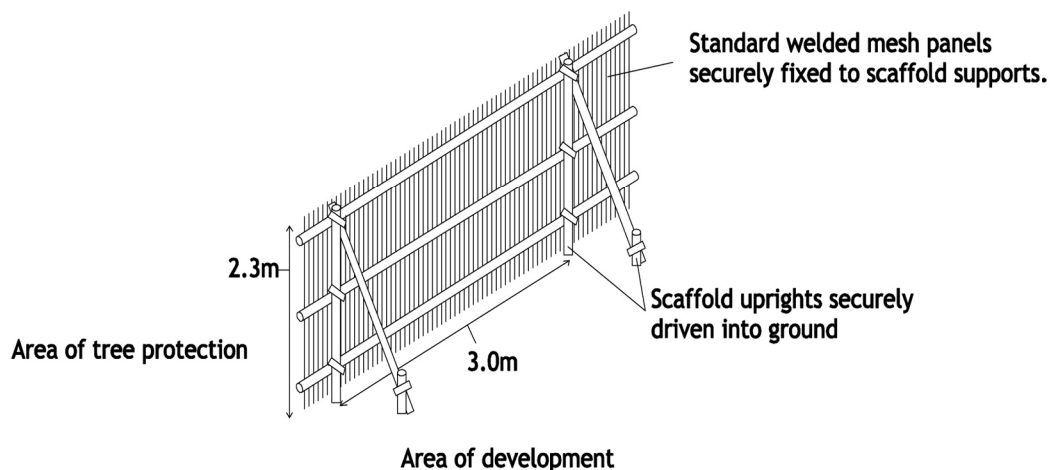
- 5.5 The relatively low density which is proposed equates to 15/Ha, which although below general government guidance for new build residential development, is appropriate to this site. The developable area is reduced by the presence of the trees which is an important feature of the streetscene.
- 5.6 Landscape planting has been considered. Bearing in mind the substantial tree scape to the Bond Road boundary it is considered that additional/replacement structural planting is unnecessary. Other areas of the site will benefit from domestic planting which will be a matter for the end user.
- 5.7 The existing site is served by a 150mm dia combined drain which collects foul and surface water at the rear of the building and leaves the site from the rear in a north easterly direction – see topographical survey. It is proposed that foul drainage from the new dwellings will connect to the existing (assumed Section 24) 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.
- 5.8 The site is not within an area identified by the Environment Agency as at risk of flooding. It is not located close to any watercourses or underground culverts. The site is not at risk of flooding and the development is unlikely to cause flooding elsewhere.
- 5.9 The site is unlikely to be contaminated. Historic records show that the land remained undeveloped up to 1894 and the site is then developed around 1910 with the current building Rose Villa first appearing on the 1931 Ordnance Survey issue. The site was not subject to any previous use prior to the erection of Rose Villa.

6.0 Design

- 6.1 Drawing No P1 Site Plan illustrates the proposed new dwelling and garage. Adequate parking and manoeuvring is provided within the boundaries of the plot allowing the private access road will remain clear at all times.
- 6.2 The original building was three storeys with a height to eaves of 7.5m and 11.6m to the ridge.
- 6.3 The proposed dwelling has the mass of a two storey dwelling but has additional attic space located wholly within the roof structure and a single storey garage. It has been designed in a traditional manner with higher than normal ceilings allowing oversize windows with a vertical emphasis and an entrance door with glazed over panel consistent with other similar dwellings of a Victorian era within the area. A single storey bay window has been included on the west elevation consistent with local detailing. The height to eaves is 5.0m to eaves and 9.0m to the ridge. The scale of the new dwelling is considerably less than the original building.

- 6.4 Principal window openings are located on the East and West elevations and comply with or exceed minimum distances to existing dwellings for overlooking.
- 6.5 The building will be constructed in a mix of natural coursed stonework and facing brick as shown on drawing P2 Rev B. Windows are to be sash style in Upvc set in 75mm reveals and with stone lintels and cills. Rainwater goods are to be in black Upvc with circular rainwater pipes and ogee section gutters.
- 6.6 The proposed dwelling will have no impact on the existing retained trees and is clearly shown sited outside the root protection areas of existing trees identified on the Tree Survey and shown on Drawing No P1. During the works the retained trees should be protected by the erection of protective fencing to exclude construction activity and storage of materials. The layout of the fencing should be as shown on drawing ref P1 Site Plan and the construction details in accordance with BS5837:2005 as shown below.

Standard tree protective fencing



7.0 Access

- 7.1 The site is in a sustainable location close to Barnsley Town Centre and all local amenities. It is served by a regular bus route along Huddersfield Road which is within a short walking distance.
- 7.2 The existing access is to be retained and improved as described.
- 7.3 Whilst the site generally is relatively flat Plot 1 slopes from west to east and to avoid underbuilding the floor level has been reduced so that a stepped approach is required from the parking area. The steps will be designed in accordance with the building regulations requirements for ambulant disabled access.

- 7.4 The increased width of the access drive will permit the use by emergency vehicles in the case of fire. Refuse vehicles will not need to access the site as waste bins will be left at the Bond Road frontage for collection.

8.0 Summary

- 8.1 The proposals are in line with planning policy. The removal of the existing building and development of the site in a similar manner have already been approved. The proposals represent a high quality low density scheme appropriate to the location which is capable of reducing the dominant and overbearing impact which was a feature of the original building on adjacent dwellings, reducing overlooking and improving privacy and the local amenity.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal line.

Signed for MBooth Design Ltd