



DCLG CIRCULAR 01/2006
DESIGN AND ACCESS STATEMENT
SUBMITTED IN SUPPORT OF APPLICATION
FOR ERECTION OF TWELVE NO DWELLINGS (INCLUDING
DEMOLITION OF INDUSTRIAL BUILDINGS)
HOYLE MILL
THURLSTONE
MR J HUTCHINGS
DECEMBER 2009

Introduction.

This Design and Access Statement to Barnsley Metropolitan Borough Council is submitted in support of the above mentioned application. The submission is made as part of the newly adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for planning applications to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE publication, "Design and Access Statements" and the Council's guidance note "Design and Access Statements – Summary".

This proposal is submitted in detail for the development of 12 No dwellings.

The application is also supported by the following information:-

- (i) Full plans and details;
- (ii) Landscape scheme;
- (iii) Planning Support Statement;
- (iv) Design & Access Statement;
- (v) Flood Risk Drainage Submission;
- (vi) Archaeological Investigation;
- (vii) Highways Report; and
- (viii) Contamination Report

It will be noted that extant planning permission exists for the residential development of the site - the Council granting outline planning permission and reserved matters approval on the 23rd May 2006 (2005/2142) and 4th June 2009 (2009/0059), respectively. This proposal seeks a variation to that proposal.

This statement should also be read in conjunction with the attached Planning Support Statement which deals with a number of the aspects of this proposal including planning policy to much greater detail.

i) Background

a) Site Assessment.

The subject site extends to some 0.6 hectares or thereabouts and is situated on the edge of the village of Thurlstone. The site is a former mill premises, which has been developed more recently into a number of individual buildings utilised for the manufacture and production of windows, conservatories and doors.

The site is situated in close proximity to residential properties, and is located on a "tongue" of land to the eastern part of the village. To the north of the site are open fields whilst to the south is situated the River Don with Thurlstone Road beyond. To the west is residential development adjacent to the site from which vehicular access is obtained. The site also incorporates the course of a definitive footpath.

The access to the site in terms of its current use is constrained by its narrow nature, which means that it is difficult for use by HGVs.

The site constitutes a well established industrial site but is not suitable for continued use by the present business. The configuration of the buildings on the site means that the materials used in manufacture have to be transported by hand from one building to the next. Furthermore, due to the constraints imposed by the site on the business, the owner is not in a position to expand as he would wish. In the circumstances, the site must be considered to be both unsuitable for its present use and to meet the needs of modern day business.

b) Involvement.

At pre-application stage the matter has been discussed with the Council's Planning Officer, Mr M Smith. It is understood that the proposal is acceptable both in detail and in principle in planning terms. It will also be noted that discussions have been held between the applicant's Highway Engineer and the Council's Highways Officer.

No direct notice has been served on neighbours who are fully aware from the planning history of the applicant's intentions in relation to the site.

c) Evaluation

In the drafting up of this scheme the starting point was the detailed approval granted by the Council.

In pre-application discussions it was outlined to the Council's Planning Officer that an apartments scheme was no longer viable and a more traditional housing scheme would need to be considered. The initial approach (and indeed preferred option) of the applicant was to provide a number of detached dwellings with a good deal of space between each dwelling. The Council's Planning Officer considered that this would be inappropriate for the site and requested that the previously approved scheme should essentially be reflected. As a consequence, the scheme has been redrafted to follow the same scale, detailing, height and form of the original approval. The only difference being that the mass has been broken up by separating the development into single units and blocks to facilitate the use as dwellings.

In terms of the highways, two proposals were brought forward including one with the access road to the front and one to the rear. It was the Council's Planning Officer's preferred approach for the access road to the front of the site - hence we have proceeded with that scheme.

It is recognised that in the granting of the original planning permission a large number of technical issues were addressed. One of the primary concerns in amending the proposal was that the scheme remained technically acceptable and did not raise any issues of harm. It was concluded that the scheme as drafted could be undertaken without giving rise to issues of harm.

d) Planning Policies.

See Planning Supporting Statement which deals with this in detail.

ii) The Scheme.

This scheme proposes the redevelopment of the site for 12 No dwellings following the demolition of the existing works. The scheme essentially replicates in design, scale and form the scheme previously approved by the Council. That scheme was arrived at through lengthy negotiation with the Council's Planning and Design Officers. The subject scheme builds upon and reflects that approach, and it is considered to be acceptable in design terms and does not raise any new issues.

iv) Design and Access Justification.

a) Use, Amount and Layout of Development.

The use of the site for residential purposes has already been granted planning permission by the Council and, therefore, the proposed use is appropriate. The amount of development proposed is considered to be appropriate for the site in this location. The layout of the development provides for a form of development which retains a strong visual presence on to the river frontage which was considered to be appropriate by the Council's Officers.

The site is located on a brownfield site close to local facilities and just off public transport routes. Access and parking arrangements have been designed to comply with the Council's requirements. Details of crime prevention methods will be incorporated into the detailed design. However, secure fitting locks to doors and windows will be provided.

Safe and convenient access to the properties will be provided for all uses. Internally and externally the proposal will comply with building regulations in respect of disabled access.

b) Scale, Appearance, Landscaping and Access.

It is considered that the proposed format and scale of the development is appropriate for the location and will provide an attractive feature adjacent to the existing watercourse. The appearance of the building is appropriate with care taken to ensure that the development retains variety and interest wholly appropriate for this location. Full landscaping details are provided.

c) Access

Access details are as agreed with the Council's Highways Officer.

v) **Other Issues.**

The granting of planning permission will allow the existing site to be redeveloped and raise finances to allow the business to be relocated elsewhere within the district ensuring the retention of jobs.