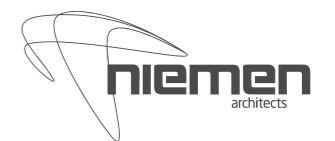

GARDEN HOUSE CLOSE

RESIDENTIAL

MONK BRETTON, BARNSLEY, SOUTH YORKSHIRE

DESIGN & ACCESS STATEMENT

On behalf of Big City Co Monk Bretton Limited to provide a reserved matters planning application submission for 76no. residential dwellings.



| | |
|-----------------|----------|
| CLIENT NUMBER: | 0026 |
| PROJECT NUMBER: | 001 |
| AUTHOR: | BW |
| DATE: | 08.06.22 |

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1.0 INTRODUCTION

// INTRODUCTION

This statement has been prepared on behalf of Big City Co Monk Bretton Limited to support the submission of a reserved matters planning application for 76no. proposed residential dwellings.

This document provides background information on the matters taken into account in formulating the schemes' design.

1.1 PROPOSED DEVELOPMENT

The proposed development is for 76no. residential dwellings, with associated parking amenities and landscaping in line with the approved outline application.

The proposed site was granted outline planning permission for up to 82no. residential dwellings under the application number 2019/0991, with matters reserved which will be the subject of this application, including the site layout proposals.



2.0 THE SITE

// THE SITE

2.1 LOCATION & SETTING

The site is located off Garden House Close to the North and Back Lane to the South, to the North-East of Monk Bretton. Existing access is located off Garden House Close, with access approved from Garden House Close at the previous outline application stage. Monk Bretton is located to the North-East of Barnsley and sits within its metropolitan area.

2.2 SITE CHARACTERISTICS

The site is made up of two distinct areas, with a former care home to the Western portion, and existing Farm Buildings and land to the Eastern portion. Existing structures have been demolished in line with the previous outline application approval.

The site is bound by existing residential dwellings to the North-East, East, and South, and bound by Back Lane to the South-West, Lamb Lane to the West and Garden House Close to the North-West.

An existing stone terrace of residential dwellings is located within the site, and is excluded, however offers betterment to access and parking for the terrace within the proposal.



Site Location Illustration

// THE SITE

2.3 EXISTING ROUTES & ACCESS

The site has existing private access in the form of a lane which provides access to the existing stone terrace. The lane runs from Garden House Close to the dwellings, and then through to the Western Back Lane, with access here restricted to a pedestrian route. The site also has existing gated access into the 'farm' portion of the site. A second gated access can be found via a private access lane between dwellings situated off Well Lane. A further existing access is situated just beyond the junction with Lamb Lane on Garden House Close, which is the former vehicular access to the existing 'school' structures to the Western side of the site.

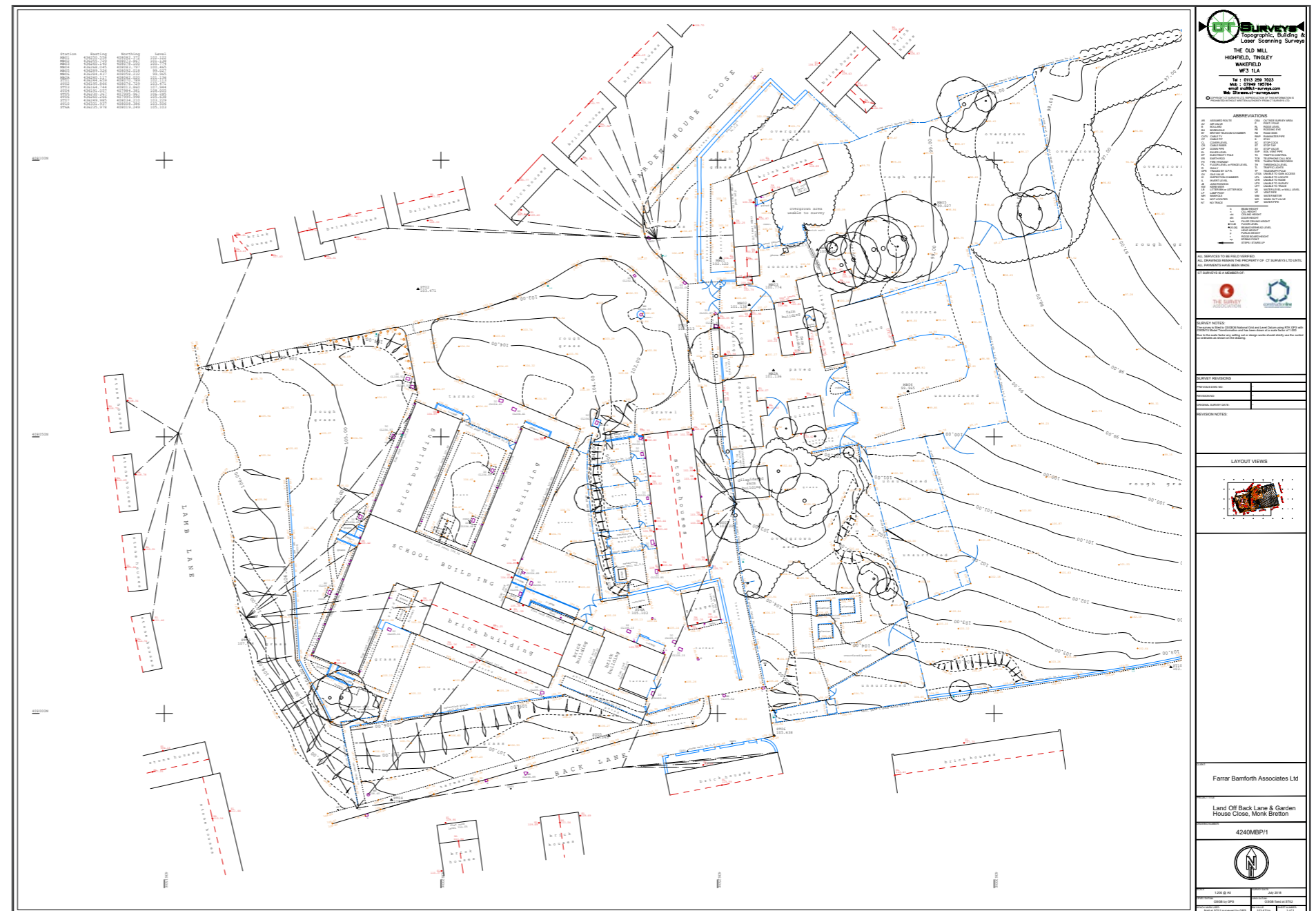
2.4 EXISTING LANDSCAPE & TOPOGRAPHY

The topography of the site varies, with a steep sharp fall adjacent to Lamb Lane, leading to a plateau section surrounding the existing structures. The Eastern half of the site has a gradual fall of approximately 6 metres from the centre of the Southern boundary to the North-East corner. The proposal has been designed with the challenging topography in mind.

2.5 VEGETATION & BOUNDARY TREATMENTS

The site is bound by a number of different boundary treatments, and is also open to the adjacent highway on it's Western side. Where to sit abutts existing residential dwellings there are a number of existing boundary treatments in use, but are predominantly timber fencing. To the central boundaries and to the South of the site there is an existing dry stone wall boundary. There is also some metal palisade fencing in use within and around the existing school structures.

The Eastern portion of the site is predominantly rough grass, with existing trees and overgrown foliage located to the North-East and within a central band running North to South. A grass bank is located adjacent to the Lamb Lane boundary.



// THE SITE

2.6 CONSTRAINTS & OPPORTUNITIES

The site currently has 5 points of access, two of which are onto access routes into the site, and a further two gated access points into the agricultural type land to the Eastern portion of the site, all of which are suitable for vehicular access. A further point of access to the Southern boundary providing a route to the existing row of dwellings has been reduced to allow for pedestrian traffic only, but has been previously accessible to vehicles. A gated access is located providing access to the paddock which is located to the North-Eastern corner of the site.

The site is split into three sections, one of which being agricultural with a number of dilapidated farm structures. The makes up the Eastern portion of the site. The Western portion is comprised of the footprint of the previously demolished care home structures with associated access and parking areas, surrounded by grassed sections of landscaping, adjacent to Lamb Lane, in line with the previously granted outline application for the site. The third section of the site is the existing fenced paddock to the North-East of the red line area.

The Western portion previously contained a number of large interconnected derelict structures which have been demolished, as per the approval of the outline planning permission already granted.

As previously mentioned the site surrounds a row of existing terraced stone dwellings, the access to which would need to be maintains within the scheme design.

The site is predominantly surrounded by existing residential dwellings, therefore the privacy and amenity of both the existing and the proposed residential development should be considered, particularly to the North-East and South-East aspects of the scheme.

The land immediately adjacent to Lamb Lane is primarily a fairly steep bank falling down towards the existing structures. This topography of the site is a constraint which should be considered within the scheme design.



Constraints & Opportunities Illustration

// THE SITE

2.9 LOCAL AREA

The surrounding area of Monk Bretton is comprised of a mix of property styles, with the majority of the local area redeveloped over time into the modern residential estate format. A small number of older stone properties remain.

Monk Bretton is located to the North-East of Barnsley, and is populated by a mix of residential development and a large amount of publicly accessible green space including Monk Bretton Park and the Dearne Valley Country Park, along with a number of playing fields and green spaces.

Monk Bretton has a small local centre with a number of available amenities includes a medical centre, public house, and post office.

Barnsley town centre to the South-West of the site is a large traditional market town which is in the process of being redeveloped, centred around the large market located within the centre.



Images of the Local Area

// THE SITE

2.9 IMMEDIATE SURROUNDINGS

The surrounding area is predominantly residential, and includes both old and new residential estate developments. These developments are comprised of a mix of semi-detached and detached homes which sit at two storeys, with a small number of single storey dwellings seen to the South of the site.

The site surrounds a traditional row of stone terraced dwellings to its approximate centre, and is bound externally by highways and existing rear garden amenities of neighbouring properties, particularly to the North-East of the site. The site includes an existing Paddock to the North-East which sits adjacent to an existing access gate from Well Lane.



// THE SITE

2.9 PRECEDENTS

The surrounding area is comprised of a mix of house types developed in the traditional estate format. A recent development sits to the North West of the site off Garden House Close running through to Monk Bretton Park to the North.

The area has a mixed materials palette of both brick, stone, and reconstituted stone.



// PRECEDENTS



3.0 ACCESSIBILITY

// ACCESSIBILITY

3.1 ACCESS BY ROAD

The site is situated to the North-East of Barnsley, with routes to the A61 and A628 nearby, which provide connections to the Barnsley ring road leading to the M1 to the South-West of the town, providing connections both North, to Wakefield and Leeds, and South to Sheffield.

The site is approximately 1.4 miles to the North-East of Barnsley.

3.2 ACCESS TO PUBLIC TRANSPORT

Local bus services can be accessed from stops to the South of the site off High Street and to the West of the site off Westgate, easily accessible by pedestrians from the proposed site. The nearest access to rail services is from Barnsley Train Station, located approximately 2.1 miles from the site when travelling by road.

3.3 ACCESS BY AIR

Leeds Bradford Airport is approximately 31 miles North of the site travelling by road, with a travel time of approximately 1 hour. Doncaster-Sheffield Airport is approximately 31 miles South-East of the site travelling by road, with a travel time of approximately 50 minutes.

3.4 ACCESS TO EDUCATION

The site is well positioned for good access to education, with a good number of schools accessible within a short distance of the site, both Primary and Secondary. St Helens Primary School, Burton Road Primary School, and Outwood Primary Academy are all under a mile from the proposed site.

3.5 DEFINED RETAIL CENTRES

The nearest defined retail centre can be found South-West of the site at Barnsley Peel Retail Park, which sits adjacent to the North-East of Barnsley centre. Barnsley centre is the nearest location with a comprehensive retail offering.

A small number of local retail offerings are located just South of the site along High Street, with a post office, butchers, fish and chip takeaway, and convenience store present along with a Sainsburys Local, all within walking distance of the site. The site is also positioned well for access to local supermarkets including Asda and Aldi, located to the South-West of the site adjacent to the Barnsley Peel Retail Park area.

3.6 ACCESS TO OTHER FACILITIES

The site has good access to healthcare, with a number of local medical practices located within the nearby vicinity of the site. Barnsley hospital is located to the North-West of the town centre, approximately 2.8 miles from the site when travelling by road.

The site has good access to local areas of green space, with Monk Bretton Park and Athersley South Recreational Grounds located just North of the site. Dearne Valley Park is also just a short distance South from the proposed scheme.

Barnsley has a number of leisure activities available, with leisure centres, a water park, The Civic Cultural Centre, which includes both a theatre and art gallery, and a local cinema.

4.0 SCHEME DESIGN

// SCHEME DESIGN

4.1 PROJECT BRIEF

The project brief by Big City Co Monk Bretton Limited was to accommodate an appropriate level of development whilst considering the site's constraints and opportunities and existing context of the proposed site location.

Outline Planning Permission has been granted for the proposed development of no more than 82no. residential dwellings and access, with site layout design included within the reserved matters, which is the subject of this application.

4.2 APPROVED OUTLINE APPLICATION

The proposed site has received outline planning permission for up to 82no. residential dwellings under the application number 2019/0991.

4.3 RESERVED MATTERS

Matters reserved for this application include:

- (a) the layout of the proposed development.
- (b) scale of building(s)
- (c) the design and external appearance of the proposed development.
- (d) landscaping



// SCHEME DESIGN

4.4 PROPOSED SITE LAYOUT

The scheme proposes to utilise and improve two of the existing access locations off Garden House Close along the Northern boundary to provide two points of access to two separated sections of the site, which sit either side of the existing row of terraced dwellings to the centre of the scheme. The proposed internal highways provide a root like structure of devolved routes which branch off central spine roads, with space allocated for turning within the highway and private parking design. The central spine roads are proposed to be tree lined. Highways within the scheme include guest vehicular parking bays at key locations throughout the scheme.

A new frontage street scene is proposed along Garden House Close, with dwellings oriented towards the boundary, and the highway adapted to include a pedestrian route within the schemes boundaries. Direct access to parking for these dwellings is proposed from Garden House Close, with the majority of dwellings proposed including parking spaces within the defensible frontage of plots to further increase the offset between the property line and the adjacent highway. Dwellings situated around the remainder of the site are oriented into the site, providing views across the scheme. Dwellings to the Southern boundary of Back Lane within the East of the scheme, where dwellings are oriented to face the adjacent highway, with plots 10 and 13 afforded access from within the scheme, and 11 and 12 proposed to have direct driveway access from the adjacent Back Lane.

The scheme includes a mix of apartments, terraced, semi-detached and detached dwellings, which are situated to reflect the surrounding existing residential character within the immediate vicinity of the scheme.

The scheme includes a tank to the North-Eastern portion of the site as part of the drainage strategy, which in turn provides a small area of green space along with the existing paddock area which remains as green space, providing a landscape buffer between the developable area and adjacent existing residential dwellings to the East.

A footpath connection is included to the East of the scheme increasing the sites pedestrian connectivity.



Proposed Site Layout N.T.S.

// PROPOSED STREET SCENES



01 Section AA - Plots 01 - 10
1:200



02 Section BB - Plots 13,14,17 & 18
1:200



03 Section CC - Plots 12, 27 - 31
1:200



04 Section DD - Plots 18 - 26
1:200



05 Section EE - Plots 38, 44 - 49 & 67
1:200



06 Section FF - Plots 35 - 43
1:200



07 Section HH - Plots 58 - 76
1:200

0026-001 MKB-NIE-SI-ZZ-DR-A-90_107 P2

Monk Bretton
Street Elevations
General Arrangement

Monk Bretton

niemen architects

1:200

ASQP

0026-001 MKB-NIE-SI-ZZ-DR-A-90_107 P2

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Proposed Street Scenes N.T.S.

// SCHEME DESIGN

4.5 PROPOSED ACCESS

Access to the sites road hierarchy is proposed to the North of the site off Garden House Close at two points, providing access to the two individual sections of the site. Further direct vehicular access to a number of plots from both Garden House Close and Back Lane is proposed, as described within the Proposed Site Layout section of the document. A further pedestrian link is proposed to the East of the site providing further connectivity to the surrounding existing residential area. Access to the existing row of terraced dwellings to the centre of the site has been maintained within the proposal, with access created via the second main spine road.

4.6 DESIGN & VISIBILITY SPLAYS

The proposed scheme seeks to create vehicular access by improving the existing access route placement and increasing the adjacent pedestrian accessibility along Garden House Close, maintaining the existing visibility afforded to the existing entrance points into the site.

Vehicular turning facilities have been afforded where necessary using private access roads and private driveways within individual plot curtilages.

4.7 ACCESS INTO DWELLINGS

Gradients leading to dwellings will be designed in accordance with Part M of the Building Regulations and all plots include an allowance for a minimum 900 x 1200mm level access to the main entrance.

4.8 PARKING PROVISION

Parking provision across the site has been allocated at 200%, with most of the parking in the form of a private driveway/parking for each dwelling. Additional single garage spaces have been afforded to the I house type, providing additional parking. Guest vehicular parking allocation has been included within the scheme situated at key locations alongside the proposed internal highways.

4.9 AMENITY

The proposed layout seeks to maintain the private amenity of neighbouring properties with particular care given to the existing properties located to the Northern, Eastern and Southern boundaries of the site where the scheme abutts the rear garden amenities of the adjacent existing dwellings.

Private amenity within the site is provided through secure rear gardens bound by proposed 1.8m timber fencing.

A landscape buffer is included to the Southern boundary of the site to the rear of the garden amenity of plots 58 to 76, providing an increased offset distance from the Back Lane Path adjacent to the proposed site.

4.10 PRIVATE & PUBLIC SPACES

Solid design methodologies have been adopted concerning the design of public and private space. The public space and road infrastructure devolve into private curtilage, with areas of defensible frontage created to each plot. Private garden amenity is proposed to be fenced, further separating the private from the public. A small green space is proposed to the North-East of the scheme where the tank proposed as part of the drainage strategy. Additional open space is provided via the existing paddock to the North-Eastern edge of the site which remains undeveloped. The public realm and defensible frontages include proposed trees to soften the landscape and add character to the scheme.

4.11 CRIME & PREVENTION

Prevention of crime has been taken into consideration in the design of the layout of the proposed site, with the defined frontages and sight lines to the main highways or devolved cul-de-sacs from clearly defined property frontages, all working in conjunction to provide clear and defensible space, using sound methodologies to prevent criminal activity to the property frontage. The security of the rear gardens is provided using fencing to create a barrier between properties and the site boundary where applicable. In addition, many of the plots have rear gardens bordering rear gardens, which in turn creates a much more secure area to the rear of the dwellings. Views outward towards Garden House Close and Back Lane have been included within the scheme, further increasing site lines and creating overlooking at site access locations.

4.12 HOUSING MIX

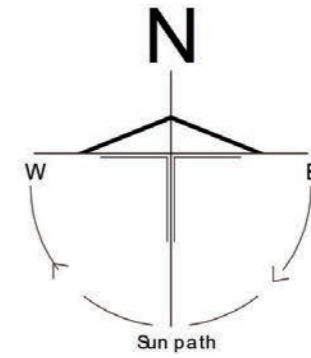
The scheme is comprised of 76no. dwelling houses. This is made up of 10 different dwelling types, in a range of apartments, terraced dwellings, semi-detached and detached homes. There are 8no. 1 bed apartments, 33no. 2 bed houses, 18no. 3 bed houses, and 17no 4 bed houses.

4.13 SCALE & MASS

The schemes two options are comprised of a mix of 2 and 3 storey dwellings, which have been carefully placed within the layouts so as to reflect the topography of the site, with the taller units situated to the South-East of the site at it's lower level locations, so as to reduce the impact of the scale on the surrounding area.

5.0 APPENDICES

// SITE LOCATION PLAN



| rev | date | issued | checked | description |
|---|------|---|---------|-------------|
| Garden House Close | | | | |
| Site Location Plan | | | | |
| title: | | Garden House Close Monk Bretton | | |
| client: | | ASGF | | |
| scale: | | 1:1250 | | |
| Niemen Architects Deck 5, The Waterscape 42 Leeds & Bradford Road Kirkstall, Leeds, LS5 3ED T: 0113 237 8400 office@niemen.co.uk | |  | | |
| drawing no: | | | | |
| revision: | | | | P1 |

subject to structural review

PLANNING

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Site Location Plan N.T.S.

PROPOSED SITE LAYOUT



| Schedule of Accommodation | | | | | | | | | |
|--|------|---------|-----------------|--------------|---------------|----------------|----------------------|-----------------|-----------------------|
| To be read in conjunction with drawing no: 0026-001-NIE-XX-DR-A-005-P11 | | | | | | | | | |
| Ref. | Beds | Persons | Type | No. of Units | Percentage | M ² | Total M ² | Ft ² | Total Ft ² |
| AP A | 1 | 1 | Apartment | 4 | 5.26 | 49.00 | 196.00 | 527.43 | 2109.73 |
| AP B | 1 | 1 | Apartment | 4 | 5.26 | 54.00 | 216.00 | 581.25 | 2325.00 |
| A | 2 | 2 | Semi / Terraced | 8 | 10.53 | 70.00 | 560.00 | 753.47 | 6027.79 |
| A2 | 2 | 3 | Semi / Terraced | 12 | 15.79 | 73.00 | 876.00 | 785.77 | 9429.19 |
| A3 | 2 | 3 | Semi / Terraced | 13 | 17.11 | 92.05 | 1196.65 | 990.82 | 12880.63 |
| D | 3 | 6 | Semi | 8 | 10.53 | 93.00 | 744.00 | 1001.04 | 8008.35 |
| E | 4 | 6 | Semi / Detached | 8 | 10.53 | 106.00 | 848.00 | 1140.97 | 9127.80 |
| E3 | 4 | 6 | Semi | 6 | 7.89 | 142.45 | 854.70 | 1533.32 | 9199.91 |
| G | 3 | 5 | Semi / Detached | 10 | 13.16 | 93.00 | 930.00 | 1001.04 | 10010.44 |
| I | 4 | 8 | Detached | 3 | 3.95 | 126.50 | 379.50 | 1361.63 | 4084.90 |
| Totals | | | | 76 | 100.00 | | 6800.85 | | 73203.74 |

- P11 14.06.2022 OB SN Plots 23 & 24 handed, southern buffer included
- P10 09.06.2022 OB SN Apartments siting amended, easement added
- P9 09.06.2022 OB SN Apartment size reduced, easement increased
- P8 01.06.2022 OB SN Attenuation tank size amended
- P7 30.05.2022 OB SN Plots 34 & 35 substituted for split level house type

| rev | date | issued | checked | description |
|--|---------------------|--|---------|------------------|
| Garden House Close | | | | |
| Proposed Site Layout | | | | |
| title: Garden House Close Monk Bretton | |  Niemen Architects Deck 2, The Waterscape 42 Leeds & Bradford Road Kirkstall, Leeds, LS5 3EG T: 0113 239 5400 office@niemen.co.uk | | |
| client: ASGF | scale: 1:1000@A3 | | | |
| client ref: job ref: originator: zone: level: type: role: drawing no: 0026-001-NIE- SI - ZZ -DR-A-005 | | | | revision: P11 |
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SKETCH

Proposed Site Layout N.T.S.

NIEMEN ARCHITECTS

DECK 2 THE WATERSCAPE
42 LEEDS & BRADFORD ROAD
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CLIENT NUMBER: 0026
PROJECT NUMBER: 001
AUTHOR: BW
DATE: 08.06.22

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