

Proposed Residential Development – Cutting Edge, Worsborough



Design & Access Statement – Planning Application for substitution of Plots 5,6 and 7 (application 2010/0552) for two detached properties Plots 5 and 6

The Process

The proposed development is located on the site of the former Cutting Edge public house.

The site is bounded by existing terraced housing on the northern boundary, a church hall and further terraced housing to the east, larger detached houses to the west and woodland to the south with Lobwood Primary School beyond.

Preliminary discussions with the planning authority confirmed that the site is within the Worsborough housing policy area and that residential development of the site would be supported.

Shops & local amenities, including a public park are located nearby in Worsborough Dale and Worsborough Bridge areas

Lobwood Primary school is located to the south of the site and The Barnsley Academy is within close walking distance. A health centre is located within walking distance in Worsborough Dale.

Main bus routes linking Sheffield, Barnsley and surrounding urban areas run past the site.

The site falls approximately 6m north to south and is set down from Bank End Road a further 2m. A site investigation has been carried out, and some areas of inert fill noted. Where these are below garden and landscaped areas, a suitable capping layer will be provided. A copy of the site investigation report is available if required.

The majority of the housing in close proximity to the site comprises of brick and stone fronted terrace properties. Some larger detached houses are located across Park Road. The style and type of housing for the development has been chosen to provide a variety of accommodation that will supplement the existing housing stock in the area.

The houses fronting Bank End Road are set relatively close to the footpath as does the housing along High Street. The new development steps down the site in accordance with the natural topography and continues the progression of housing from the higher areas of Yews Lane and the elevated houses on Bank End Road.

Planning permission for the development of 14 houses was granted on the 8th September 2010 (Application No 2010/0552). This application concerns the proposed substitution of two detached houses Plots 5 and 6 for three linked town houses as previously approved and the consequential re-numbering of plots 7 – 13.

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Use

The site is designated brownfield and is within the housing policy area for Worsborough. The proposed use of the site is therefore in accordance with current housing policy and PPS3 – Effective use of land and brownfield windfall housing sites.

The development on this site will provide construction related jobs for the duration of the works and will also provide an increase in trade for local businesses.

The influx of new residents will continue to provide support for local retail outlets and services.

The variety of accommodation will attract a wide range of households to the area

Amount

The development comprises 13 residential units and provides a varied mix of accommodation. Much new development during recent years has resulted in an over provision of 1 & 2 person apartments. As older housing stock is replaced it is important to provide accommodation to suit changing households.

The houses provided are:

- 3 no 3 bed town houses.
- 2 no 3 bed semi-detached houses.
- 2 no 4 bed semi-detached houses.
- 2 no 4 bed detached house
- 4 no 5 bed detached house.

The site area is 0.37Ha

This equates to a density of 46 dwellings per hectare and is within the required limits stated in PPG3.

Layout

Initial discussions were held with planning and highways to confirm the suitability of the site and the access and on this basis a preliminary site layout was prepared.

Pre-application Advice was requested and a meeting was held to discuss the proposals. The following points were discussed

- Highways agreements in connection with the land providing support to the retaining wall to Park Road
- Road layout and access from Bank End Road and visitor parking
- The relationship of the houses to Bank End Road
- Amenity areas for different house types and effect on possible future extensions
- The relationship between drives and landscaped areas.

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Layout(cont)

The layout is based around a cul de sac utilising the existing access point on Bank End Road. Highway consultation has confirmed that this proposed access is satisfactory

The properties are all accessed from the estate road. 5 properties have integral garages and the remainder either attached or detached garages.

All properties have south or east/west facing private amenity areas.

During the pre application discussion it was agreed that sufficient on-site parking was proposed without the necessity to provide additional visitor parking

Scale

The scale of the houses has been carefully considered to provide flexible accommodation whilst providing an attractive continuation the existing street scenes on Bank End Road, High Street and Park Road.

The houses facing Bank End Road have been set to form a transition between the site levels and road levels. The houses therefore present a combination of 1½ to 2½ storey elevations to Bank End Road and 2½ to 3½ storeys internally to the development.

The provision of garages between the houses and the varying roof levels, will ensure that views through the site and beyond are maintained.

The houses fronting Park Road are 3 storey, detached properties stepping down the contours of the site.

Distances between the properties new and existing properties in Bank End Road are in accordance with SPG 2 relating to houses facing across roads.

Landscaping

The majority of properties have private rear gardens, which will be delineated with screen fencing or hedge planting.

Due to site levels plots 10 – 12 will be provided with decking areas as indicated on the site layout, to provide outdoor recreational space.

The front gardens to the houses around the turning head will be generally open plan with lawn and planted areas. The differences in level due to the topography of the site will provide variation to these areas and this will be supplemented with shrub planting.

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Landscaping (cont)

Plots 3 & 4 have private amenity areas facing into the development. These plots and the initial sections of the access road will be delineated with low level hedging of typical English hedging shrubs such as hawthorn and holly.

Paving slabs will be utilised for footpaths around houses and drives will be either tarmac or block paved.

Appearance

The layout and scale of the new houses has been carefully considered to harmonise with the existing street scenes.

Existing buildings around the site are constructed in a variety of materials and the new houses will reflect that variety of materials. They will be constructed mainly in brick, which will be varied with areas of contrasting brickwork and render. Architectural details such as artstone heads and cills to openings and toothed brick detailing to gables and verges, will support the quality of the design that is intended for the development.

Roof tiles will be used to match the predominantly slate roofs in the area. Samples of materials will be provided for agreement prior to commencement of any works on site.

Access

Discussion with Highways has agreed the existing access to the former public house should be utilised. A visibility splay of 2.4m x 70m is to be provided and Highways has confirmed that this is satisfactory.

The development will be served by a 5.5m accessway, which will be a shared vehicular and pedestrian route. A block paved rumble strip will be provided at the entrance to control traffic speeds.

The access way is provided with a free-form turning head that will accommodate the turning of refuse and emergency vehicles in accordance with the recommendations in The Manual for Streets.

The accessway will have a tarmac surface with 600mm wide perimeter margins in block paving.

Where possible level pedestrian access has been provided to houses. In some cases due to the natural gradient of the site, some stepped access will be required. Where this is necessary the steps will be provided in accordance with Part M of the Building Regulations.

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Drainage

The site is currently served by a 100mm foul drain and a 100mm surface water drain. An easement is in place allowing these drains to discharge to a combined drainage system in Lobwood.

The discharge of surface water from the site has been assessed under the requirements for the Code for Sustainable Houses – Management of Surface Water Runoff from developments (SUR1).

The impermeable area of the existing public house and car park was approximately 2,400m²

The impermeable area of the new development is approximately 1900m²

The code requires the peak runoff of the new development, including factoring in an increase of 30% for climate change, to be no greater than the existing site.

Applying the factor for climate change will give a notional impermeable area for the new development of approximately 2,400m²

Soakaways to individual properties will be provided where possible and rainwater harvesting systems will be provided to collect roof rainwater to proposed dwellings

These measures will reduce the notional impermeable area to 1,225m² - ie 50% of the existing impermeable area.

The runoff from the road and parking areas will discharge into a soak-away agreed with BMBC Highways and Engineering.

Authorised for Issue.....Date.....