

DESIGN AND ACCESS STATEMENT

Document number 003

May 2013

SITE ADDRESS:

Plot of land at the end of Lister Row, Great Houghton, Nr Barnsley, S72 0AY
(Northerly House)

NATURE OF THE DEVELOPMENT:

Erection of a two storey detached house with parking space.

BACKGROUND

The site is located within the Housing Policy Area and is currently vacant. The site area is approximately 340 m² and is on level ground.

The proposal is to build a new family house, of conventional construction, with 2 reception rooms, study and 4 bedrooms, with the fourth bedroom located downstairs so it could be used by an elderly or disable person, if required, or as a third reception room.

The approximate size of the house is 8.5 metres wide, 9 metres deep and 8 metres high to the ridge.

The full site (edged in blue on drawing number 001) historically contained 6 terrace houses of the same style as the existing terrace houses on Lister Row, but these were demolished around 35 years ago and the site has remained vacant ever since.

Full planning permission was granted on the 15 March 2013 for the erection of a dwelling house of the same size, on the adjoining plot (ref: 2012/0296).

This earlier application proposed to make two major improvements to the area:-

1. **The formation of a vehicular crossover from Lister Row to the adjacent bus turning circle.** This is intended to alleviate the existing safety issue of vehicles having to exit Lister Row, via its restricted visibility junction with the High Street, by allowing all vehicles to exit, via the crossover, onto the adjacent much safer, better visibility bus turning circle road.
2. **Drainage culvert.** This will expand the recent Barnsley Council flood alleviation works, which have taken place on The Green, by excavating a drainage culvert to divert more rainwater into the new dry pond. This is

designed to further reduce the risk of flooding on Lister Row and the surrounding area, after heavy rain.

It is proposed that the above improvements are also linked to this planning application.

The main Site Layout Plan, drawing number 001 (and also drawing numbers 010 and 011) outline the areas in purple that are common to both planning applications, namely:-

- The crossover
- The drainage culvert, and
- The fire service vehicle turning area (The area in front of the dwelling, approved in the 2012/0296 planning permission).

It is not proposed to change the use or specification of these areas, from the details described and conditions attached to the 2012/0296 planning permission.

DESIGN

The external appearance of the proposed dwelling is designed to reflect the local character of the traditional terraced properties within the area. The depth of the proposed dwelling is similar to the total depth of existing Lister Row properties and is also to be the same size and style as the adjacent approved dwelling, under the 2012/0296 planning permission.

The design incorporates a ridged roof with vertical gable ends, with grey slates for the roof and a brick finish to the external walls. The window style will reflect the majority style in Lister Row, as shown on the elevation drawings, and the proposed material is to be white PVCu. The French windows are also to be in white PVCu, to the rear of the dwelling. The front and back doors are to be white painted timber, with an inverted V canopy above the front door, again to reflect some of design of the current dwellings on Lister Row.

Samples of the above mentioned building materials are to be reserved for later approval.

The siting of the dwelling is to be on a line parallel with the side of the end house on Lister Row terrace and the adjacent approved dwelling.

The whole design is intended to be in keeping with the character of Lister Row and to enhance the area by developing the remaining half of a currently derelict and overgrown site.

Building Standards

The building will meet all current standards for heat loss, carbon emissions and thermal efficiency providing for an efficient family unit. The loft area will be insulated under the roof, the roof lined and the loft floor boarded, to keep heat loss to a minimum and to create a useable storage space. The windows are to be double glazed.

Services

The proposed dwelling will be connected to the mains water, drainage, gas and electricity.

A new drainage connection is proposed for foul water into the existing combined sewer which runs to the rear of the Lister Row properties. Yorkshire Water Developers Services have indicated that they have no objection in principle, to connecting to this existing combined sewer, to drain foul water from both the proposed and recently approved dwelling, but some upgrading works maybe required.

For waste surface water, if the use of soak-aways is not feasible, an alternative solution is to direct it into the surface water drain which runs by numbers 35 and 18 Ashwood Grove. This is shown as a dotted line on the Site Plan with Drainage (Drawing number Dr010).

It is also proposed to retain as much rainwater as possible on the site for garden use.

Mains water is available close to the end wall of number 15 Lister Row.

Privacy Issues

The new dwelling is to be sited 26 metres from Fieldsend House, at the closest point, with no direct facing windows between either house, thereby avoiding overlooking and loss of privacy. The south east elevation, looking towards the adjacent approved house (BMBC reference 2012 / 0296) and Lister Row, will have no windows to avoid any overlooking.

Boundaries, Hedgerows and Trees

The north eastern boundary, towards Fieldsend House, will be enhanced with a 1.8 metre high garden fence inside of the existing chain linked fence and a matching fence will be built along the north western, extending to the rear of the proposed new dwelling only. A matching south eastern boundary fence will be built as part of the adjacent 2012/0296 planning permission. This will enclose the back garden, as shown on the Site Layout Plan drawing number 001.

The post and rail fencing to the south west of the site, facing Hodster Lane, is to remain.

No additional fencing is to be erected around the area to the front of the dwelling.

Please see document number 007, Landscaping Details, for further details.

There are no trees or hedgerows on the site.

ACCESS

Vehicle and Pedestrian Access

Vehicular and pedestrian access to the site is proposed to be from the High Street, via Lister Row and along side the existing post and rail fence and proposed culvert to the dwelling, as shown on the Site Layout Plan, drawing number 001. Vehicular egress from the site will be via Lister Row, the new crossover (described below), leading onto the bus turning circle road and then onto the High Street.

Safety Improvements

There is an existing safety issue for vehicles leaving Lister Row on to the High Street as visibility at this junction is restricted. As described in the 2012 / 0296 granted planning permission, it is proposed to create a new crossover from Lister Row to the adjacent bus turning circle road, to allow all vehicles leaving Lister Row, to exit via the much safer, better visibility bus turning road route, onto the High Street. This new crossover would also provide a hard surface for pedestrians to access the bus stop from Lister Row and vice versa.

As mentioned above, this application is also linked to the building of the crossover, to the Council's Highways officer's specification to ensure all required standards are met. It is proposed that the work is carried out by the Council or an outside contractor, at the applicant's expense, as also described in the earlier granted 2012/0296 planning permission.

The location of the crossover shown in drawing number 009, is the same as the location proposed in the 2012/0296 granted planning permission.

Refuse, Recycling and Emergency Vehicles

Refuse and recycling vehicles already operate in Lister Row and the bin(s) from the proposed new dwelling could be placed at the front of the house where they can be easily accessed by refuse and recycling vehicles. There is sufficient room to the side of the house for bin storage.

There is already sufficient width to allow emergency vehicles to enter Lister Row and they will be able to gain access to within approximately 2 metres of the front