

DESIGN AND ACCESS STATEMENT

Proposed Residential Development at Sheffield Road, Birdwell, Barnsley (Site HS67)

Prepared for: Gates Homes

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1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for a residential development comprising 10 dwellings on land at Sheffield Road, Birdwell, Barnsley. The application site is identified within the Barnsley Local Plan as Housing Allocation Site HS67. The proposal has been developed having regard to the site's physical characteristics, surrounding context, topography, accessibility, environmental constraints and relevant planning policy guidance.

The proposed development seeks to deliver a high-quality residential scheme that responds positively to the character of the area whilst making efficient use of a sustainable brownfield/infill location.

The submitted drawings include:

- Site Plan
- Plots 1–3 Plans and Elevations
- Plots 4–7 Plans and Elevations
- Plots 8–10 Plans and Elevations

Supporting technical information includes:

- Phase I Environmental Assessment
- Air Quality Assessment
- Coal Mining Risk Assessment
- Yorkshire Water utility information

2. Site Context

The site lies to the west of Sheffield Road adjacent to Junction 36 of the M1 motorway and extends to approximately 0.82 hectares. The land currently comprises vacant grassed land with areas of made ground associated with a former railway cutting.

The surrounding area is characterised by a mix of:

- Residential development along Sheffield Road and Trafford Grove;
- Commercial and industrial premises to the north;
- Transport infrastructure associated with the M1 motorway;
- Open land and landscaped areas.

The site is highly sustainable due to its proximity to:

- Existing public transport routes;
- Local employment areas;
- Schools and community facilities within Birdwell;
- Nearby strategic road connections.

The site allocation policy for HS67 requires development to:

- Respect the setting of the adjacent Mine Rescue Station;
- Address air quality considerations arising from the nearby M1 Air Quality Management Area (AQMA).

3. Planning Policy Context

The proposal has been prepared having regard to:

- National Planning Policy Framework (NPPF);
- Barnsley Local Plan;
- Local Plan Policy HS67;
- Policy AQ1 – Development in Air Quality Management Areas;
- Relevant residential design and amenity guidance.

The proposal supports the objectives of the NPPF by:

- Delivering new housing within a sustainable location;
- Making effective use of allocated land;
- Creating a safe and accessible environment;
- Providing high-quality design responsive to local character.

4. Design Principles

Amount

The scheme proposes 10 detached and semi-detached family dwellings arranged around a central private access road. The development density reflects surrounding suburban development patterns while efficiently utilising the allocated housing site.

The housing mix provides predominantly 4-bedroom family homes suited to local market demand.

Layout

The layout has been carefully designed to respond to:

- Existing topography;
- Adjacent residential properties;
- The former railway cutting alignment;

- Access and visibility requirements.

The dwellings are arranged in two rows facing inward toward the shared access road, creating a strong sense of enclosure and community.

The proposal incorporates:

- Private driveways;
- Integral and detached parking;
- Private rear gardens;
- Landscaped frontage areas;
- Turning and manoeuvring space for vehicles.

The development retains appropriate separation distances between properties to safeguard residential amenity, privacy and outlook.

The sloping nature of the site has informed the stepped arrangement of dwellings, particularly plots 4–7, which utilise split-level accommodation to work sympathetically with existing ground levels.

Scale

The scale of development reflects the surrounding residential context and creates an appropriate transition between existing neighbouring properties and the wider landscape setting.

The dwellings are predominantly two-storey in form, with some split-level units responding to changes in topography. Ridge heights and building massing have been carefully considered to avoid dominance and maintain compatibility with nearby development.

Section drawings demonstrate how the proposed finished floor levels integrate with the site gradient.

Appearance

The architectural approach adopts a contemporary interpretation of traditional residential forms.

Key design features include:

- Simple pitched roof forms;
- Vertical emphasis to fenestration;
- Brick and light render materials;
- Recessed entrance features;
- Large rear glazing to maximise natural light;
- Contemporary detailing.

The proposed material palette is intended to complement surrounding development while establishing a high-quality residential identity.

The dwellings incorporate:

- Brick facades;
- Contrasting feature panels;
- Grey roof tiles;
- Aluminium or anthracite framed windows and doors.

The development has been designed to provide visual interest whilst maintaining cohesion across the site.

Landscaping

Soft landscaping forms an important component of the scheme.

The proposal includes:

- Frontage planting;
- Street trees;
- Private garden areas;
- Boundary treatments;
- Retention and enhancement of green edges where appropriate.

Landscaping assists in softening the appearance of development and contributes positively to biodiversity and visual amenity.

5. Access

Vehicular Access

The site is accessed directly from Sheffield Road via a new priority junction arrangement. The internal access road provides safe circulation throughout the development.

Adequate visibility splays and manoeuvring space are provided in accordance with highway design standards.

Parking provision is incorporated within private drives and garages to meet anticipated residential demand.

Pedestrian Access

Pedestrian access is achieved from Sheffield Road and through the internal shared surface arrangement.

The site benefits from existing pedestrian links to:

- Birdwell village centre;
- Bus routes;
- Local amenities;
- Employment opportunities.

The layout has been designed to encourage safe pedestrian movement throughout the development.

Inclusive Access

The development has been designed with accessibility principles in mind through:

- Level or gently graded access where practical;
- Accessible parking arrangements;
- Clear and legible routes;
- Well-overlooked public areas.

The proposed homes are suitable for adaptation to meet changing occupier needs over time.

6. Environmental Considerations

Air Quality

The site lies adjacent to the M1 Air Quality Management Area. An Air Quality Assessment has been undertaken to assess impacts arising from motorway traffic.

The assessment concludes that pollutant concentrations are predicted to comply with national air quality objectives and that residential development can be accommodated subject to standard mitigation measures.

The development has been designed to minimise exposure through:

- Appropriate orientation;
- Landscaping;
- Separation from the motorway corridor.

Ground Conditions and Contamination

A Phase I Environmental Assessment identified historical uses associated with:

- Former railway infrastructure;
- Made ground;
- Potential landfill activities;
- Nearby former industrial uses including gas works.

The report concludes that the site presents a moderate environmental risk suitable for residential redevelopment subject to further investigation and mitigation where required.

The development will therefore proceed with:

- Site investigation works;
- Ground remediation if necessary;
- Appropriate gas protection measures;
- Foundation solutions designed for local conditions.

Coal Mining and Ground Stability

A Coal Mining Risk Assessment has been undertaken for the site.

The report identifies:

- Historical deep coal mining activity;
- Former railway cutting infill;
- Moderate geological fissure and gas risks;
- Low risk from shallow workings or mine entries.

The assessment concludes that the site can be safely developed for residential use subject to appropriate engineering design and ground investigation.

Drainage

Existing Yorkshire Water infrastructure crosses parts of the site and has informed the proposed layout and drainage diversion strategy.

The development will incorporate:

- Surface water management measures;
- Drainage diversions where necessary;
- Sustainable drainage principles where feasible.

Detailed drainage design will be agreed through the planning and building regulations process.

7. Sustainability

The development promotes sustainable development objectives through:

- Efficient use of allocated land;
- Sustainable location close to services and transport;
- Energy-efficient dwelling design;
- Opportunities for low-carbon technologies;
- Landscaping and biodiversity enhancement.

The homes will be constructed to current Building Regulation standards for energy efficiency and sustainability.

8. Conclusion

The proposed development at Sheffield Road, Birdwell represents a carefully considered residential scheme that:

- Responds positively to the site context;
- Delivers high-quality family housing;
- Provides safe and accessible development;

- Addresses environmental and technical constraints;
- Complies with local and national planning policy objectives.

The proposal will contribute positively toward local housing delivery whilst enhancing this allocated housing site through a cohesive and attractive residential environment.