

DESIGN AND ACCESS STATEMENT

1.0 Introduction

- 1.1 This statement has been prepared in support of a full planning application for the erection of 2No dwellings and garages on land adjacent to the Three Horse Shoes (former) public house at Barnsley Road Brierley.
- 1.2 The site forms part of a larger site that was granted planning consent in February 2017 ref 2016/1318 for '*Conversion of former public house into 7 apartments and erection of 2 detached dwellings*'. These proposals relate to the two new dwellings and exclude the conversion of the former public house. The extent of the plot boundaries for the two dwellings remains the same although there are alterations to the design of the dwellings.
- 1.3 The development site is the car park to the former public house and has an area of 0.12ha. The access is to be taken over adjacent land adjacent to the former public house which is included within the red line application site but not within the applicants ownership and therefore the relevant planning notice has been served on the owner. Details of the access were approved as part of the 2016/1318 planning consent referred to.

2.0 Assessment

2.1 Physical Context

- 2.1.1 The site has a fall of 1 in 13 from the high point to the south towards Barnsley Road at the north. There is a stone retaining wall 1.0m high to the Barnsley road frontage which is separated from the site by a row of fairly unattractive self-sewn trees. The trees do however provide a soft green frontage when in leaf.



Fig 01. Frontage from jct with Church St looking west



Fig 02. Frontage to Barnsley Road looking east

- 2.1.2 Adjacent buildings comprise a mix of predominantly two storey detached and terraced property in brick stone and render, the most historic building being the

former public house to the east which is being converted to apartments as part of the earlier planning consent.



Fig 03. Public House from Jct with Church St



Fig 04. Housing on opposite side of Barnsley Road



Fig 05. View of 5 Barnsley Rd looking west from site



Fig 06. Housing to rear of site looking south east

2.1.3 The side and rear boundaries are a mix of brick and stone walls and timber fences. The development site is a former car park with a tarmac finish and concrete kerbs. It included a central planting area comprising two cherry trees which have planning consent for removal.



Fig 07. View of car park at access looking south west



Fig 08. Car park looking towards Barnsley Rd

2.2 Planning

The site is the car park of the vacant Three Horse Shoes public house which has been vacant for some time. It is located within a Housing Policy Area as identified by the Barnsley MBC Unitary Development Plan. The site has planning consent for a similar residential use and therefore the principal of residential development is in accordance with national and local planning policies and has been established.

2.3 Contamination and Ground Conditions

2.3.1 A Phase 1 Desk Top and Phase 2 Intrusive Site Investigation Report have been prepared and are included as part of the application documents.

2.3.2 The site is located in a Coal Mining Development High Risk Area and a Coal Mining Risk Assessment is included as part of the Phase 1 Desk Top Report.

2.4 Trees

2.4.1 There are a number of existing trees on the site. A Tree Survey has been prepared and is included with the application documents. It identifies that all trees on site are Category C of Low amenity value and that their removal should not be a constraint to development.

2.5 Ecology and Protected Species

2.5.1 There are no mature trees or existing buildings on the site. The majority of the site is overlaid with tarmac providing minimal habitat for wildlife and protected species. It is considered that a protected species survey is not required.

2.5.2 The proposals present an opportunity to improve the local habitat and it is proposed to include 2 No bat boxes to be built into the gable walls of the new dwellings at high level as shown on the proposed plans.

2.6 Drainage and Flood Risk

2.6.1 A Flood Risk and Drainage Statement has been prepared and is included as part of the application documents.

2.6.2 Foul drainage will connect to the existing sewer in Barnsley Road; Surface water drainage will be taken to soakaway on site.

2.6.3 The site is not within a flood risk area (Flood Zone 2 or 3) or subject to surface water flooding. There are no watercourses on or adjacent to the site and the works will not lead to flooding elsewhere.

2.7 Conservation Area Assessment

2.7.1 The site is located within the Brierley Conservation Area which includes historic and more recent development. There are no significant Listed Buildings close to the site and the main consideration will be the impact of the proposals on the general appearance of the area.

2.7.2 The immediate location features the former public house is an attractive building which has been vacant for a number of years and is run down. It is now being

converted to apartments which will lead to much needed repairs to the external fabric and improvements to the external appearance. The site is the car park of the former public house comprising a large area of tarmac with concrete kerbs which add nothing to the special character or appearance of the conservation area.

2.7.3 The proposed development of two dwellings is similar to that previously approved and therefore should be acceptable in terms of impact within the conservation area. The proposed dwellings are now to be constructed of natural stone rather than brick to the external walls and artificial stone slates which will make a positive impact upon the appearance of the site within the conservation area.

2.7.4 There are three deciduous semi-mature self-sewn trees at the site frontage. They have been identified with the accompanying Tree Survey as Aspen, Category C with Low amenity value. Whilst the trees have no significant value in their own right they do provide a soft green boundary to the Barnsley road frontage and help reduce the impact of new development. As a result we propose to remove the trees and provide replacement planting to the frontage which it is considered will improve the appearance of the views of the street scene to Barnsley Road and enhance the character of the conservation area.

A detailed Landscaping Design has been prepared and a copy is included as part of the application documents.

3.0 Involvement

3.1 The proposals are similar to an existing planning consent for two dwellings on the site and no pre-application enquiries were considered necessary.

4.0 Evaluation

4.1 The proposals are consistent with the local physical context in terms of density, scale and massing.

4.2 They have been designed and use materials that result in an external appearance which is appropriate to their location within the conservation area.

4.3 The site is within Housing Policy Area and the proposals are in line with local and national planning policies. They deliver good quality housing and help to meet the councils target in delivering new homes.

4.4 The site has very low value in terms of ecology and the proposals have the potential to improve bio-diversity and improve habitat for wildlife and protected species.

4.5 The site is in a sustainable location and there are no technical reasons to prevent the development from being delivered.

5.0 Design

5.1 Amount

The proposals relate to the erection of 2 No two storey detached four bed dwellings with garages. Gross internal floor areas excluding garages are shown below:

- Unit 1 211.9 sqm
- Unit 2 185.9 sqm

5.2 Layout

Access is taken from Barnsley Road over land which forms part of an adjacent development to convert the former Three Horse Shoes public house into apartments. The proposed dwellings face the Barnsley Road frontage and have car parking and manoeuvring on land between the dwellings and Barnsley Road. Private garden space is provided to the rear (south) of the dwellings, Plot 1 has 192 sqm and Plot 2 has 184 sqm of private garden space.

Neither dwelling is overlooked by neighbours and will not lead to any loss of privacy to adjacent dwellings.

5.3 Scale

The proposed dwellings are two storeys with a height to eaves of 5.6 meters and a height to the ridge of 8.2 meters. They are similar in scale to the existing dwelling 'Thorn Gap', No5 Barnsley Road immediately to the west of the site and of similar scale to the former Three Horse Shoes public house to the east.

The massing of the development is consistent with existing dwellings within the area and similar to the previously approved proposals.

5.4 Appearance

The proposed dwellings are constructed in good quality materials including natural stone and render to external walls and artificial stone slates to the roofs. The walling materials are similar to existing stone buildings within the local area and the render will complement the render finish to the former public house as will the use of good quality artificial stone slates.

Stone copings are provided at verges and stone quoins are included at external corners. Windows are casement style designed with a vertical emphasis and set into deep reveals to reflect the local vernacular of the more historic buildings including the adjacent former public house.

Full details of construction materials and external surfacing and landscaping are indicated on the plans so that they can be approved avoiding the need for 'details of materials' to be a pre-commencement planning condition.

The use of high quality materials combined with traditional designs will allow the proposals to integrate comfortably into the street scene and make a positive contribution to the local conservation area.

5.5 Landscaping

Detail of hard landscaping is provided on the proposed plans and proposals for soft planting are included on a detailed Landscaping Proposal plan which form part of the application documents.

The tree planting to the site frontage is an important consideration due to the fact that the site is located within the conservation area. The existing trees are category C and described as having low amenity value. It is proposed that they be removed and replaced with new planting to enhance the appearance of the site frontage.

- 5.6 Sustainability
New dwellings will be constructed with high levels of insulation, energy efficient lighting and heating appliances designed to exceed the current Building Regulations minimum standards.

Where possible, construction materials will be locally sourced. Building works will provide an opportunity for the employment of local contractors and having a positive impact (albeit it temporary) on the local economy.

- 5.7 Security
Proposed dwellings have enclosed rear gardens with lockable gates to the sides of the houses. Driveways at the frontage and parking at the side of Plot 2 are overlooked with windows providing natural surveillance. Windows and doors are to be fitted with locks in compliance with the Building Regulations Approved Doc Q Security in Dwellings.

6.0 Access

- 6.1 Access to the site is available to private motor vehicles via the frontage of the adjacent development to convert the former public house into apartments which also provides turning space for service vehicles.
- 6.2 Waste and recycling bin storage is provided within areas of hard surfacing at the rear of dwellings and bins will be moved to the site access for collection.
- 6.3 From parking areas level approach at less than 1 in 20 gradients can be provided to allow wheel chair access to the dwelling.
- 6.4 The site is located within a residential area within the centre of Brierley close to local services including a post office and primary school. There is a village store, hairdressers and places of worship and a village club within walking distance. Bus stops are located close by providing regular connections to the surrounding villages and towns. The site is considered to be in a sustainable location.

7.0 Summary

- 7.1 These proposals for the erection of 2No dwellings on the car park of the former Three Horse Shoes public house are similar to a recent application granted planning permission in February 2017. The designs have been amended and additional information has been provided to suit the applicants requirements and help minimise the need for pre-commencement planning conditions.
- 7.2 The development maintains and improves the visual amenity of the sites green frontage which is an asset to the street scene and proposes a sympathetic scheme of redevelopment appropriate to the location within the Conservation Area.
- 7.3 The proposals are consistent with national and local planning policies and help address the lack of current housing supply, by delivering good quality housing within an appropriate location which is capable of being delivered to meet the councils requirements. As such we look forward to receiving the councils support in respect of these proposals.

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