

# DESIGN & ACCESS STATEMENT

*Project*

**PROPOSED RESIDENTIAL DEVELOPMENT**

*At Land Adjacent*

**28 STONE ROW COURT  
TANKERSLEY  
BARNSELY**

*For*

**PILLEY DEVELOPMENTS LTD**

*Date*

**12<sup>th</sup> AUG 2010**

*Project number*

**150/D&A/01/B**



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## INTRODUCTION

Barber Design Limited has been instructed by Pilley Developments Limited to prepare a Design & Access Statement to accompany the Planning Application to construct 4 new detached dwelling houses on land adjacent 28 Stone Row Court, Tankersley, Barnsley.

The site has recently been refused planning permission (Application No. 2010/0240 – dated 23<sup>rd</sup> April 2010) with the following reason for refusal :-

- “In the opinion of the Local Planning Authority the proposed development would be contrary to Policies H8A, H8D and BE6 of the adopted Barnsley Unitary Plan and Supplementary Planning Guidance (SPG) 3: Infill Residential Development in that, the design of the properties would be architecturally inconsistent with the character of properties within the adjacent housing estate owing to the size and overall massing of their roofs. As a consequence it is considered that the development would appear as an incongruous addition which fails to maintain the character of the street scene. This would be detrimental to visual amenity and the established character of the locality.”

As a result of the above refusal, further pre-application discussions were entered into with the Planning Officers in order to address their concerns on the roof massing of the proposed dwellings.

As a result of these discussions the roofs were significantly reduced in height and also the dormer windows were moved to the rear elevation which was informally considered acceptable by the Planning Officers.

This statement should be considered and read in conjunction with the planning application documents and drawings.

### Physical Context

The subject site falls within a traditional residential area of Tankersley & Pilley which is characterised by a mix of houses including terraced, semi-detached and detached. The site is directly next to a modern housing development constructed (circa 2000-2001) by McLean Homes Ridings Ltd consisting of 48 detached dwellings. The area is serviced by the local shopping centres of Birdwell and Hoyland which can cater for the majority of the “day to day” needs.

The site is accessed from the village of Pilley which leads to Tankersley with employment directly adjacent in the form of the Tankersley industrial complex.

Pilley has developed over the years with a mix of private and council (rented) properties in a response to the employment needs of the time (mining and farming).

The site is bound by industrial / commercial units to the south and west with residential properties to the north and a Council adopted area of Public Open Space to the east.

In terms of the character of the “street”, Stone Row Court (leading to Stone Liegh) is a modern residential Cul-de-Sac serving approximately 48 dwellings. There are however a mixture of properties as you move away from the site ranging from the 1990’s, 1960/70’s back to the pre-1900’s consisting of detached, semi detached and terraced properties. Due to the vast variance in age of the surrounding buildings, there is an eclectic variety of architectural styles which can be drawn upon. With such diversity, there is no one over arching architectural style other than the directly adjacent properties.

The subject site is a rectangular shaped plot of land extending to 1,178m<sup>2</sup> (0.12 hectares). In terms of topography the site is predominantly “flat” with a banking to the east leading up to the Public Open Space. It has previously been partly remediated with the banking being artificially formed from the arisings from the adjacent housing development (referred to

above). The subject site was originally purchased as part of the McLean's development but for reasons unknown, was not developed.

## **Socio Economic Context**

The subject site falls within a well established residential community and therefore represents an opportunity to contribute to "building communities" and supporting the operation of the nearby shopping centre and other services.

The site is in a good location for residential development in terms of sustainability and access to areas of work and education which are within walking distance of the site. All other services including banks, schools, churches, shops and food outlets, medical and community centres, playgrounds, libraries and public houses are within a brisk walk or short car ride away.

On this basis it is considered that the new development, in keeping with the local area, will make a beneficial contribution to locality by maintaining the need for local services and helping to maintain the community as a whole.

## **Constraints & Opportunities**

As a result of considering the Physical and Socio-economic context, the following constraints and opportunities were identified:-

### **CONSTRAINTS**

- The need to acknowledge the character of existing residential properties within the immediate locality.
- The adjacent area of Public Open Space rises above the site.
- Orientation of adjoining properties and avoiding overlooking issues.
- Adjacent areas of industrial / commercial land with regard to visual impact and noise emanating from the business units.
- Topography of the site.

### **OPPORTUNITIES**

- Finish off the previous development by effectively building out the site and tidying up a piece of neglected land.
- Provide houses that reflect the existing properties whilst acknowledging the Public Open Space adjacent.
- Provide quality family housing to compliment existing properties.
- Orientate the houses to have south or south-westerly facing rear (private) gardens.
- Provide appropriate screening (noise barrier) to the boundary with the industrial units (to the southern boundary) which will also benefit the existing properties of Stone Row Court.
- Provide residential properties that will improve the visual context of the streetscene, replacing the vacant and unsightly plot of land with dwellings utilising high quality materials and allowing for a comprehensive landscaping scheme to give a visual border to the adjacent industrial land.

# DESIGN STATEMENT

## Use

The site is directly adjacent residential properties and is only accessible from the end of Stone Row Court.

Therefore the construction of family dwellings would be the logical use of the land.

By building houses on the site it would compliment the existing properties and sit up to the boundary of the residential land thus forming a natural termination point to the industrial land beyond.

## Amount

The site will easily accommodate four detached family dwellings whilst maintaining the character of the McLean's estate, which is detached 4 bedroomed houses.

The proposed properties sit comfortably within the site boundaries and provide adequate off street parking in keeping with the existing dwellings.

## Layout

It is intended to retain as much of the site arisings on as possible on site and therefore the ground will be raised from nothing at the head of Stone Row Court to approximately 500mm above existing ground levels at the southern boundary. This also allows for the possible placing of clean top and sub soil, subject to a future site investigation report, and also to enhance the screening of possible noise generated by the units on the industrial estate.

However, as part of the latest pre-application discussions (post planning refusal – Ref: 2010/240 – Dated 23<sup>rd</sup> April 2010) it was agreed that the finished floor level of Plot 1 would be reduced by 300mm to sit at the same level as No. 28 Stone Row Court, in order to assist the transition from the existing properties to the proposed dwellings.

To aid noise attenuation an acoustic screen fence is proposed from the northern rear corner of plot 3 around to the northern rear corner of plot 4 as identified on the submitted drawings.

Also to minimize removal of disturbed soil from site, plot 4 will be raised as high as possible (whilst designing to Part M requirements) in order to sit up the banking adjacent to the Public Open Space. Furthermore the side wall of plot 4 will then retain a further 0.750m to 1.35m of the banking.

The windows to plot 4 are orientated to address the street scene of Stone Row Court whilst also providing secondary windows (bathroom and en-suite) facing the Public Open Space. A dual aspect property was considered and presented to the Council during the pre-application discussions but this was rejected as it did not reflect the houses of the estate. Further to this, the existing planting to the POS will provide ample natural screening to the gable of plot 4.

Plots 1 to 3 exploit the south westerly facing rear gardens with the principle living (Kitchen / Dining at ground floor and Living Room at first floor) areas set to the rear of the properties.

The effect on existing traffic flows along Stone Leigh and out onto Carr Lane will be negligible.

The drives will comfortably accommodate 2 cars and a third parking space is provided by the integral or detached garage.

The architecture of the development reflects that of the existing dwellings adjacent through the use of contrasting brick heads and sills along with bay windows. The final brick and roof tile choice will be submitted to the Local Authority for approval at a later date but will be of suitably high quality materials to compliment the existing properties.

We would suggest that the architectural style and proportions proposed will present a cohesive and sympathetic addition to the existing dwellings in the area.

### **Scale**

The prevailing scale of housing in the vicinity is two storeys and therefore the proposed dwellings will visually mimic the 2 storey form whilst exploiting the roof space to give additional accommodation.

### **Landscaping**

The prevailing landscape character of the area will remain unchanged.

As regards trees within the site, it is proposed that the significant tree and hedge planting will assist the visual screening of the adjacent industrial land to the benefit of the site and existing residents.

The new planting will also harmonize with the planting on the Public Open Space.

A detailed Landscaping Layout is submitted with the application.

The proposed tree species and locations have been chosen to minimise any conflict between the roots and the buildings and overshadowing is kept to a minimum.

All the new planting will be maintained for the time specified by the Local Planning Authority.

### **Appearance**

The architectural style and materials proposed have been identified above and will compliment the surrounding properties. The use of white Upvc windows, eaves and verges will be employed along with white rainwater goods to maintain the clean lines of the locality.

All the above materials and design details have been incorporated in to the proposed dwelling in order to render the development compatible with the surrounding properties and to ensure local design cohesion.

## ACCESS STATEMENT

### Travel to Site

The site is in a residential area but all amenities including shops, schools, dentists, doctors etc are available.

As the site is not well serviced by public transport, the dwellings have been designed to ensure other modes of travel (car, bicycle and foot) are not restricted.

### Building Environments

The dwellings are accessed at ground floor, via a level threshold. All doors to habitable rooms at ground floor, will be of a suitable width to ensure easy wheelchair access (refer to section "Building & Structures"). The hall will also be of a sufficient width to aid in manoeuvring between spaces.

The properties have been designed to provide flexible living with the ability use one of the rooms as a home office or study if required.

All external changes in level will be in compliance with Part M.

The private access drive will be constructed to a gradient no steeper than 1:12.

### Buildings & Structures

All the proposed materials will comply with the relevant section of the Building Regulations as regards structural stability and thermal values. Samples of all the facing materials (ie. brick and roof tiles) will be provided to the Planning Department for approval prior to the construction works beginning on site. Further details will also be provided regarding landscaping, fencing, hard paving and windows/doors as part of the on-going process. The floors generally will be finished in carpet with ceramic tiles to the bathroom and kitchen areas.

The proposed development has been designed and laid out to ensure all approaches to access points internally and externally are of a sufficient width as to allow easy access and manoeuvring for the ambulant disabled and wheelchair users. If a certain approach would become somewhat tighter, the width of the door would be adjusted accordingly. All doors to habitable rooms on the ground floor, including the main entrance door, will provide the minimum widths as stipulated in Table 1, Section 7 of Part M:

Door clear Opening	Passage width (mm)	Suitable Door width
750 or wider	900 (when approached head on)	826 or greater
750	1200 (when approached not head on)	826 or greater
775	1050 (when approached not head on)	826 / 838 *
800	900 (when approached not head on)	864 or greater

\* - 826mm may be used dependant on door casing widths, check with manufacturer.

It is not envisaged that steps will be necessary to the principal access route of the dwellings. However should it become essential, they will again be fully Part M compliant with 170mm risers and 250mm goings, with a suitable handrail and providing a clear width of 900mm.

## **Means of Escape**

As part of the Design Procedure a Building Regulations Application will be submitted prior to commencement on site. Therefore once the scheme does get on site the development will be proved to be Part B compliant.

## **Signs and Wayfinding**

The development itself will not need an identifiable signboard as the dwellings will be easily visible from the approach and the means of access will be obvious for anyone wishing to gain access. Furthermore the majority of visitors will be regular users or residents and therefore familiar with the site.

External paving and hard landscaping to comply with DFT Guidance, to be hardwearing with a high "slip resistance" rating.

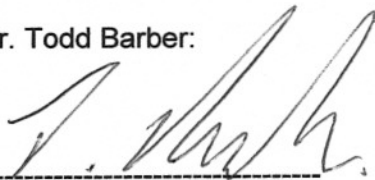
## **Summary**

It is maintained that the design approach has been comprehensive and given the 'local' constraints placed upon this development a satisfactory scheme has been achieved with an approach that is in harmony with the existing properties.

It is maintained that this Design and Access Statement accords with the requirements identified within Circular 01\2006 and on the basis of this assessment, a grant of planning permission is justified with an appropriate design approach having been taken in the formulation of the residential development scheme.

## **Prepared By:**

Mr. Todd Barber:



A handwritten signature in black ink, appearing to read 'T. Barber', is written over a horizontal dashed line.