

## Design and Access Statement

This statement has been prepared in support of an application for Full Planning Permission for the erection of 4 No dwellings with garages and parking and alterations to access.

### 1.0 Assessment

The site is located to the east of Pantry Hill and was previously part of the extended gardens of Darley Grove and Darley House which now comprise two separate dwelling houses. There is an existing access from Pantry Hill which was improved as part of the Darley Arts Project when Darley Grove and Darley House was converted into HMO to provide living accommodation and opportunities for young adults seeking to progress their careers in the creative industries. Since the financial crisis in 2007 the present owner struggled to continue to fund and grow the Darley Arts Project and have since looked for an alternative use.

There is a former stable outbuilding, now a private dwelling, located immediately to the north east of the site (edged blue on plan below) which takes access through the site and is owned and occupied by the applicant. Refer to OS1 Site Location Plan for definitive boundaries.



Fig 01. Extract from Site Location Plan ref OS3.

### 1.1 Physical Context

A topographical survey has been prepared and a copy is included with the application documents. It illustrates existing buildings at the site and boundaries which comprise a mix of stone walls, hedges and fencing. The land has a fall from North to south which follows the natural contours of the area. The site is in an area surrounded by high density terraced housing to the north and west and semi-detached two storey housing to the south. Allotment gardens are located to the east.



Fig 02. Typical housing on Pantry Hill



Fig 03. Typical housing on Pantry Hill



Fig 04. Darley House to the north



Fig 05. Darley Grove adjacent Darley House

Access is from Pantry Hill which was improved in previously ser which is the principal entrance for motor vehicles and a secondary entrance in the northern corner at the junction of Pantry Hill Grove Street and Darley Grove (no through road).



Fig 06. Existing access to Pantry Hill

## **1.2 Planning**

### **1.2.1 History**

The site has been the subject of a number of previous planning applications the most relevant of which helped to establish the Darley Arts:

- B/99/1460/WB Change of use of dwelling to house in multiple occupation. This related to Darley House and stated that no more than 10 lodgers should occupy the premises.
- B/03/0843/WB Erection of three-storey extension to include workspace, three s/c accommodation units, studio bedrooms with shared facilities and study room.
- 2017/1738 Residential Development of three dwellings (outline).

The current application relates to a similar site area to the 2017/1738 application but is an application for Full Planning Permission and includes detailed design.

Previous planning permission, particularly the B/03/0843/WB approval did help to establish the suitability of the site for development and, at the time, an additional occupancy of up to 12 additional residents and associated vehicle movements utilising the current access arrangements.

### **1.2.2 Allocation**

The Barnsley Local Plan indicates that the whole of the site is Urban Fabric and the principal of residential use has been established.

### **1.2.3 Density**

The total site area is 0.18 Hectares and the indicative Site Layout Plan shows how a total of 4No units could be accommodated giving a density of 22 dwellings per hectare. Although the density is relatively low it is considered to be appropriate given the position of adjacent dwellings to the site and the setting adjacent to Darley House, Darley Grove and the stables which although not listed retain some heritage value.

### **1.2.4 Affordable Housing**

The total number of dwellings shown is below the threshold for affordable housing which will not apply.

### **1.2.5 Community Infrastructure Levy (CIL)**

Not applicable.

## **1.3 Site Constraints and Conditions**

### **1.3.1 Contamination**

A Phase 1 Desk Top Study has been prepared and a copy is included as part of the application documents.

It recommends that a Site Intrusive investigation is undertaken to examine the potential environmental risk and confirm any areas of fill together with soil analysis. It includes a Coal Mining Risk Assessment which identifies the potential for shallow workings and recommends that the Site Investigation should include rotary open hole boreholes to 30m to confirm the presence or otherwise of any shallow coal beneath the site.

### 1.3.2 Drainage and Flood Risk

The site will be developed with separate foul and surface water drainage systems.

#### Foul

Foul water will drain to a public sewer in Pantry Hill and existing drainage which is examined further in the report.

#### Surface Water

Having given consideration to sustainable drainage methods it is considered that topography and geology make the site unsuitable for soakaways.

- The ground in this location is unsuitable due to the rock beneath and overlaying clay plus the topography of the site (steep gradients) and adjacent housing.
- It will be necessary to attenuate surface water from the site prior to discharging to the existing watercourse located in the south east corner of the site.
- Due to level contours running across the site, the access road will be moderately flat and lends itself to storage pipes along its length. Flows will be restricted using a Hydro-brake flow control and the storage will be designed to encompass the existing drainage from Darley House Darley Grove and The Stables.
- The proposed surface water drainage system will be designed to accommodate a 30-year storm with no surface flooding and no surface water run-off from the site during a 1 in 100 year storm (1% chance of annual occurrence). Furthermore, in accordance with the NPPF the design should allow for an additional 30% in rainfall intensities for climate change.
- Final details of the drainage design to be a pre-commencement condition of any planning permission.

#### Flood Risk

The site is not within Flood Zones 2 or 3 and is therefore identified as not being at risk to flooding from rivers or sea. Due to the gradient, there is no standing water on site from rainfall or springs.

### 1.3.3 Existing Landscaping

There is a Tree Preservation Order on the site and there are a number of mature trees. A Tree Survey and Method Statement has been prepared and included with the application documents.

The applicant has had planning consent (2020/1318) for the removal of 3No trees and this work has been completed. The approval required the replanting with weeping lime, oak and hornbeam and suitable locations for these trees have been suggested on the proposed site plan.

Since the previous application ref 2017/1738 some removal of trees has taken place. This work relates only to trees that were planted by the applicant after the TPO was made and no trees have been removed that were standing at the time the TPO was made.

## **2.0 Evaluation**

### 2.1 Use

The site is allocated as Urban fabric, it is an area surrounded by residential use and has had recent planning consent for residential use. Residential use is therefore considered to be appropriate.

### 2.2 Amount

A Site Plan ref: P13D has been prepared and a copy is included with the application documents. This provides details of the access and shows the erection of 4 new dwellings.

The site has a total area of 0.18.

Plans and elevations for House Type A and B are provide on drawing ref: P11C and P12B:

Unit 1 - Type A	4 Bed	3 storey dwelling	103.8 sqm + garage 19.5sqm
Unit 2 - Type A	4 Bed	3 Storey dwelling	103.8sqm
Unit 3 - Type B	4 Bed	2 storey dwelling	112.2sqm + garage 21.97sqm
Unit 4 - Type B	4 bed	2 storey dwelling	112.2sqm + garage 21.97sqm

Garages have been designed to have internal dimension of not less than 3.0 x 6.5m to comply with the recommendations of the South Yorkshire Residential Design Guide.

The proposed new dwellings exceed the requirements for minimum floor areas outlined in the South Yorkshire Residential Design Guide.

Most dwellings have small front gardens and all have rear gardens which provide adequate private external amenity space.

Parking spaces comply with parking standards and provide a minimum of 2 parking spaces.

### 2.3 Layout

The existing access to Pantry Hill has been retained. 4No new dwellings are served by a private access drive which also serves the existing dwelling 'The Stables', making 5No dwellings in total. It provides a turning area for firs appliance and waste and recycling bins are to be taken to the access with Pantry Hill for collection.

The housing layout has been designed to maintain minimum distances between new dwellings and existing dwellings to the site perimeter to avoid loss of privacy and prevent overlooking. The site plan ref P13D shows critical separation distances between Units 1 and 2, and existing dwellings to the south. Rear gardens and separation distances between dwelling both exceed the minimum standards required.

### 2.4 Scale

Existing dwellings adjacent to the site are generally two storeys, but as shown in Fig 02 above, there are a number of dwellings which have attics or are three storeys. The topography of the site, and, in particular, the lower ground levels in the area of Plots 1 and 2 provide an opportunity for individual houses to be designed that have an understorey so that Units 1 and 2 will appear as two storey from the access drive but will have direct access to the rear lower gardens.

The overall scale of the proposed dwellings is similar to those around the site and is proportionate.

### 2.5 Landscaping

The Site Plan ref: P13D shows retained trees and new hedge and tree planting. Full details of planting and hard landscaping are to be a pre-commencement condition of any subsequent planning permission.

### 2.6 Appearance

Dwellings are of a traditional appearance with steeply pitched roofs and a mix of natural stone to principal elevations and brick to the rear. Full details of materials are provided on the house type plans to avoid the need for pre-commencement conditions.

### **3.0 Access**

#### **3.1 Service Vehicle Access**

The proposals illustrate the re-use of the existing access which is considered to be adequate for a private drive serving a development of up to 5 dwellings. A turning head has been provided that is capable of being used by service vehicles including a Fire Appliance although refuse bins will be taken to and collected from the junction with Pantry Hill.

#### **3.2 Inclusive Access**

Despite the fact that the site has a significant cross fall it will be possible to achieve a level access to three of the four dwellings. Unit 1 will require ambulant stepped approach due to the site topography.

#### **3.3 Sustainability**

The site is located within an established housing area within walking distance of all local facilities and a short distance from Schools. It is well served by public transport links to local villages and towns and is considered to be a highly sustainable location.

### **4.0 Summary**

The principal of development at the site has previously been established. The proposals are consistent with local and national planning policy providing an opportunity to develop under used land to provide 4No detached dwellings in a highly sustainable location and we look forward to receiving the councils support with regard to these proposals



**MBooth Design**