
DESIGN & ACCESS STATEMENT

FOR THE ERECTION OF 4 No.
DWELLINGS AT

**243 BURTON ROAD
MONK BRETTON
BARNLEY
S71 2QA**

**ON BEHALF OF
MR WILF CONWAY
243 BURTON ROAD
MONK BRETTON
BARNLEY
S71 2QA**

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PROPOSED RESIDENTIAL DEVELOPMENT OF FOUR DETACHED DWELLINGS

LAND @ 243 BURTON ROAD, MONK BRETTON, BARNSELY

DESIGN & ACCESS STATEMENT

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**DESIGN & ACCESS STATEMENT AT
243 BURTON ROAD, MONK BRETTON, BARNSELY, S71 2QA
FOR THE SMALL DEVELOPMENT OF
4No. DETACHED 2 ½ STOREY RESIDENTIAL DWELLINGS**

1.0 Introduction

- 1.1 Under the Planning and Compensation Act 2004, the planning system requires a Design & Access Statement on the proposed development. The principle will be used and dealt with in relation to Part M of the Building Regulations to ensure that the building proposals comply with the Planning Act.
- 1.2 The design statement should include, but not be restricted to:
- ♦ Site Analysis and Evaluation
 - ♦ Identify the Design Principles
 - ♦ Design Solutions
- 1.3 This statement considers the design of the proposed development and the characteristics of the surrounding neighbourhood. Access for the disabled needs to be taken into account and how they may be able to carry out a full role in the development and the neighbourhood.
- 1.4 This submission is in support of a planning application for the construction of four detached dwellings at 243 Burton Road, Monk Bretton, Barnsley. The subject site is located approximately 2 Km to the north east of Barnsley Town Centre.

2.0 Site Appraisal

- 2.1 The subject site is of a triangular, medium size parcel of land at approximately 1270m² located directly south of Burton Road in the area of Monk Bretton, Barnsley, South Yorkshire. The National Grid Reference is SE 3673, 0807.
- 2.2 The site is located on Burton Road and adjacent to the existing property is a fuel station. The location of the site is in the west of Monk Bretton and is close to the junction of a large roundabout, which leads to Barnsley Town Centre from Royston, Carlton and Cudworth.
- 2.3 For the past 40 years, the site has been the location and use of its existing state, which is a detached bungalow and associated workshop and gardens that are used for residential purposes. It is proposed that the existing property on site is to be demolished and four detached dwellings are to be erected.
- 2.4 The existing access to the site will remain the same for the proposal and the access is currently to the south west corner of the site, which is accessible directly from Burton Road. The access is to be altered and upgraded to the local authority's requirements and specification if planning permission is granted.

- 2.5 The strata underlying the site is Oaks Rock that is predominantly a sandstone. The Oaks Rock is a younger rock associated with the Swinton Pottery Coal and extends eastwards and the direction of younger rock suggests a north east dip direction.
- 2.6 The area surrounding the site has expanded from 1900 to approximately 1960. The housing within the area is of a mixture of detached properties, terrace housing and predominantly semi detached dwellings. There are many semi detached dwellings within the area, as to the north west of the site is a large council estate. The majority of the properties within the area are built in red brick and some properties, which have been constructed more recently, are built in sandstone.
- 2.7 Historic maps show the site was pasture until the 1960's when it was developed into housing. The surrounding area has been built up from the 1960's to the present day with a mix of housing.
- 2.8 Clearly, the site has been subjected to previous uses, both independently and in conjunction with the adjoining houses, for a considerable time. Although the present appearance of the site is a bungalow with a workshop, the site is large and could accommodate more housing in line with Government Policy.
- 2.9 The southern part of the development site is at a lower level, with a boundary wall supporting along the boundary with the estate.
- 2.10 A contamination assessment and a flood risk assessment have been provided with this application that shows the past historical use and the geology. The majority of the land of the site is sealed and drained with a drive and a bungalow. The site can be drained using SUDS for the storm water disposal into the underlying sandstone. There are no contamination issues other than what is associated with a domestic workshop.
- 2.11 Please refer to the attached drawings, plans and photographs within the appendices, which includes aerial photograph of the site.

3.0 Considerations of the Design

- 3.1 The proposed design of the properties has considered disabled access and how the persons may evacuate the site or the proposed apartments in case of fire.
- 3.2 The access carriageway will be central to the site and the properties will be on a fairly level profile, taking advantage of the contours to allow a disabled person to access the landscaped areas and vehicles without having to negotiate steep gradients.
- 3.3 From the properties, people will be able to leave via a small ramp or a flat surface (no steps) onto the driveway and carriageway without having to negotiate any steep inclines.

- 3.4 The landscaped areas within the site boundary will be predominantly soft landscaping at a reasonably flat level due to the topography of the site. Paths around the properties and to the driveway of each dwelling will be of block paving.
- 3.5 The properties will be designed with all the switches and plugs at heights where disabled people will be able to access them. The doors will be wider so that wheelchair bound people can access the house and the garden areas to the rear and front of the properties. The kitchen areas will be larger so that the disabled persons can manoeuvre around the area to each appliance.
- 3.6 The materials used on site for some of the landscaping will be block paving that may have a slight fall to the road kerb to enable water drainage. This is not considered a problem due to the topography of the site. Other materials that could be used would be ridged concrete that would provide some cohesion to the user and prevent slips, trips and falls.
- 3.7 The access statement has been prepared after considering guidance from the Disability Discrimination Act 2005, the organisations that advise on such matters such as the Disability Rights Commission and the National Register of Access Consultants.

4.0 Siting

- 4.1 The siting of the proposed dwellings would minimise their impact on the aspect of the houses fronting Burton Road. The habitable room windows of the proposed dwellings will be no closer than 21 metres to the rear elevation of the existing houses.
- 4.2 The rear gardens of the existing houses are bounded by stone walls and wooden fences approximately 2 metres high. Furthermore, the properties and the proposed dwellings are positioned so that the facing walls of the surrounding dwellings are the side elevations with no windows or bathroom windows.
- 4.3 In addition, the proposed development lies at a slightly higher level than the nearby houses to the south and the east, as the road rises in a westerly direction since the contours fall away slightly in a south easterly direction.

5.0 Access

- 5.1 Access to the application site is presently by means of a drive way from the bungalow to the highway. Refer to photographs in the flood risk assessment. It is proposed to construct a wider access onto Burton Road and then provide individual access to each dwelling.
- 5.2 Burton Road is a two way street in an easterly direction. It has been confirmed by a survey team that visibility down the lane in a southerly direction extends to 75 metres, a distance that exceeds highways minimum requirements to the roundabout. The new access will incorporate 2.5 metre visibility splays to enable drivers to see pedestrians outside on the pathway on Burton Road.

- 5.3 There is a petrol station across the road and the residents could turn left into or out of the site and when turning right into the site they could go around the roundabout. The egress from the site has sufficient sight lines to the roundabout and along Burton Road to safely negotiate the turn.
- 5.4 The Cudworth by-pass will be built from November 2008 into 2009 and this by-pass should drastically reduce traffic flow through Carlton and Monk Bretton to the major road networks west of Barnsley.

6.0 Landscaping & Appearance

- 6.1 The existing landscaping to the site consists of a grassed lawn area to the rear of the bungalow with planting to soften the landscape. The remainder of the site has a hardstanding of concrete that leads from the access to the rear of the property.
- 6.2 The existing boundary treatments of the subject site are represented by stone built walls with cast iron gates to allow access.
- 6.3 Similar traditional quality materials would be used to match the properties which respect, preserve and enhance the special character of the area as well as considering the views of local residents.
- 6.4 A fairly level access is to be provided for easy entry and access to the rear of the properties would be gated for security. The gardens would be maintained by future occupants.

7.0 Drainage

- 7.1 Rain water will be kept separate from foul drainage and conducted to soakaways located in the eastern and southern corners of the site. The southern soakaway will have a french drain to link with the new trees planted in the southern corner. Refer to the flood risk assessment and the submitted drainage plan.
- 7.2 Foul water will be conducted into the mains sewer located in Burton Road. The topographical survey confirms that the subject land lies at a slightly lower level than the highway. It is assumed that the sewer lies at depth beneath the highway, although it has not been inspected for invert level. If it proves that insufficient natural fall is not available to accommodate a gravity system, then a pumped foul drainage system will be installed.

8.0 Planning Policies

- 8.1 The current planning policies relevant to the development are contained in the Barnsley Unitary Development Plan (UDP), adopted in December 2000, subject to current review under the latest planning tool, the Local Development Framework (LDF). The site is located within a defined Housing Policy Area and is considered suitable for medium quality residences in keeping with the government's aim to see an improvement in the quality of homes.

- 8.2 Policy H8D covers infill, back land and tandem residential development, of which the subject application is an example. This policy states that such development will only be granted if it would not harm the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land. Infill development is also the subject of Supplementary Planning Guidance (SPG3). The proposal conforms with policy H8D.
- 8.3 This guidance on infill development states that development will normally be allowed unless, amongst other things, mature trees or other valuable landscape features would be lost; an open space which contributes positively to the character of the area would be lost; existing dwellings or their back gardens would be overlooked or overshadowed to an unacceptable extent or existing residents would experience material increases in noise, disturbance or loss of privacy due to additional activity and vehicular movements close to their dwellings or gardens. The SPG also provides that development will normally be expected to comply with a number of criteria including:
- ♦ Habitable room windows should be a minimum of 21 metres from windows in existing dwellings.
 - ♦ Walls without habitable room windows should be at least 12 metres from habitable room windows in existing dwellings to minimize overbearing or overshadowing effects.
 - ♦ The introduction or intensification of vehicular or pedestrian movements to an existing dwelling or its garden should be avoided.
- 8.4 The proposal takes account of all these criteria. The nearest dwellings are No's 241 and 245 Burton Road. No. 243 is owned by the applicant. The proximity of the new dwellings to the existing dwellings accords with SPG3. Furthermore, the current access to the site from Burton Road will not be jeopardised and from the highway safety point of view, highway access will be improved by the wider visibility northwards.
- 8.5 There are no trees affected by the proposal. A number of garden plants have been planted along part of the boundaries of the site and the vegetation in the proposed development will be removed and the development landscaped.

9.0 Local Transport & Additional Consideration

- 9.1 The site itself is close to bus routes and train stations that allow people with disabilities to be able to travel to various and numerous places. Numerous bus stops are evident along Burton Road.
- 9.2 The bus route gives access to Barnsley Town Centre, where further public transport can be used to access numerous other towns and cities.

- 9.3 As aforementioned, the area offers excellent road networks to various cities and towns, such as Barnsley, Sheffield, Rotherham, Doncaster, Wakefield, Pontefract etc. Monk Bretton also offers access to the M1, M62 and A1.
- 9.4 There may be a traffic control restriction near the junction of the site to prevent cars driving at unsafe speeds. Further controls will be placed on the access road to the proposed dwellings to prevent excessive speeds.

10.0 Design & Access Statement

- 10.1 In May 2006, the Government introduced changes to the planning application process in order to improve development quality. As a result, planning applications now require the inclusion of a 'Design and Access Statement', the nature and level of which should reflect the type of development and the complex issues that arise from the application. The information required is set out below and has been prepared in accordance with advice contained in the guidance document produced by CABI – *Commission for Architecture and the Built Environment*.

10.2 Response to context

The government's latest guidance on housing is contained in a Planning Policy Statement (PPS3) which encourages more affordable and family homes – the latter ensuring that the housing needs of children are being met, including access to gardens, play areas and parks. Educational facilities and a large area of open space both lie a short distance south of the site on Burton Road.

The proposal is to construct 4 No. detached dwellings with parking to a good standard. The proposed dwellings will maximise the useable space by incorporating a study, bedroom in the roof void with natural light from a small dormer window and velux windows.

10.3 Amount

The proposed dwellings have the external appearance of being on two storeys with living accommodation on the ground floor, four bedrooms to both upper floors, with the roof void used as stated on the plans. The development will provide family-sized dwellings in a location convenient for the local large educational establishment and a short journey by public transport into Barnsley town centre.

10.4 Use

The development comprises of 4 no. detached dwellings that are to be used for residential purposes, in keeping with the mainly residential nature of the area. The proposal will bring into beneficial use a plot of previously-used land that is currently occupied by one bungalow in an area of mixed housing.

10.5 Layout

The proposed dwellings are to be constructed on land to the front of the plot and with parking behind that could be secured by fencing and a gate to provide security. The development will be served by a driveway. The dwellings will have small garden areas to the sides, front and rear.

10.6 Scale

The combined footprint of the houses will be approximately 184 m², with 104 m² for house type 1 and 60 m² for house type 2. The dwellings will be 9.425 metres in height to the ridge, which is of comparable size to recent residential development in the area and is in keeping with the adjoining mixed housing which ranges from 5 to 8 metres in height.

10.7 Appearance

In keeping with modern development on the southern side of Burton Road, the proposed houses will be constructed using brick walls and a pitched, artificial slate roof. The colour and nature of the building materials will be agreed with the planning authority.

10.8 Landscaping

Following construction of the houses, the rest of site will be levelled and the gardens will be landscaped by creating lawns and planting shrubs and flower beds. Particular attention will be given to planting trees to screen the development from the rear. An indicative landscaping scheme forms part of the application but a final scheme will be agreed with the planning authority.

10.9 Access

The site is located on Burton Road which is a major highway linking Cundy Cross with Monk Bretton but the traffic numbers are expected to decrease when the Cudworth bypass is opened. Access to the new houses will be across a surfaced driveway that will lead from a surfaced carriageway.

The main entrance to the houses will be at ground level with no impediment, such as steps, that may hinder disabled access. There will also be an internal ground floor w.c. that will be suitable to accommodate disabled users.

11.0 **Flood Risk**

- 11.1 As a consequence of recent national flood events, new guidelines have been issued to support planning authorities in situations where flooding is probable (Dept. of Transport, Local Govt. & the Regions PPG25: "Development and Flood Risk 2001"). The Environment Agency (EA) seeks to ensure that all future development is assessed with these guidelines in mind.

- 11.2 The Environment Agency (EA) website has been visited and a copy of the flood risk plan can be found in the flood risk report, plan numbers WC/BR/FR03 & WC/BR/SW08. From this it can be seen the nearest area likely to be affected by flooding is at least 1.5 km east of the site, hence there is no risk of flood affecting the proposed development.

12.0 Contamination

- 12.1 The most recent use of the land has been in connection with the garage and bungalow where the present owner has a workshop for leisure. This domestic use of the land suggests that contamination is unlikely. A contaminated land report has been produced that shows the land was pasture prior to this bungalow being built and there is no risk of contamination that would affect the redevelopment of the site.

13.0 Miscellaneous

- 13.1 Crime prevention matters have been considered in accordance with the Councils design and out crime principles.
- 13.2 The small scale of this development would not have any significant social or economic impacts.
- 13.3 Surrounding neighbours have been consulted in accordance with the Councils policy, as outlined in step 3, and they have no obligations in principle to the site being re-developed.

The above information is to be read in conjunction with the drawings and documents submitted with the planning application to Barnsley Metropolitan Borough Council Planning Department.

Signed

FENNEL, GREEN & BATES.

FENNEL, GREEN & BATES
For & On Behalf of Mr Wilf Conway

November 2008

APPENDICES

F C B

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APPENDIX A

Site Photographs

**243 BURTON ROAD, MONK BRETTON –
SITE PHOTOGRAPHS**



Photograph 1 – The above shows Burton Road in the foreground and part of the boundary wall to the existing property.



Photograph 2 – Again, the photograph shows the boundary of the site in the foreground and in the background what can be seen of the existing property.



Photograph 3 – The above shows the existing concreted driveway which leads to the house from the gates.



Photograph 4 – The boundary wall to the right hand side of the entrance upon entering the site.



Photograph 5 – The boundary wall to the left hand side of the entrance upon entering the site.



Photograph 6 – The above shows the driveway and a small-concreted area to the left hand side of the driveway.



Photograph 7 – Above is the existing property which is on site, which is proposed for demolition once redevelopment takes place.



Photograph 8 – Showing a more detailed view of the small-concreted area on site to the left of the access.



Photograph 9 – The above shows the side elevation and landscaped gardens on site.



Photograph 10 – Burton Road looking in a southern direction.



Photograph 11 – Burton Road looking in a northern direction.



Photograph 12 – The above shows a fuel station adjacent to the existing site located on Burton Road.



Photograph 13 – Outside the north west boundary of the site on Burton Road was a manhole.



Photograph 14 – Again, outside the north west boundary of the site on the pavement adjacent to Burton Road was another manhole.

APPENDIX B

Location Plan 1:500

REVISIONS

Date	Description	By

DO NOT SCALE FROM DRAWING
FOR CONSTRUCTION PURPOSES

Application Site



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Site Name
243 Burton Road, Monk Bretton,
Barnsley, S71 2DA
Project Title
Proposed Erection of 4 No.
Dwellings

Scale
1:500
Date
Oct 2008
Drawn by
SS
Checked by
JC

Drawn by
Location Plan

Drawn by
BR/1193-03A 08-10-1193B 00
Scale
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Date
11

