



## DARTON LANE, DARTON

DESIGN AND ACCESS STATEMENT

APRIL 2023, ISSUE 1

# 1. INTRODUCTION

This document has been prepared by STEN Architecture on behalf of Duchy Homes. It explains the principles of a Planning Application for a proposed residential development at Land South of Darton Lane, Darton, Barnsley. The site has an existing Outline Planning Permission for up to 46 new homes.

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The application draws on previous work done to reach this starting point culminating in a detailed design solution that conforms to planning policy, responds to the site context and realises the intentions of the Outline Planning Permission.

Design principles are determined by this process. They show good practice and, adherence to National, Local, and Urban Design Guidance. Duchy Homes has collaborated with specialist consultants and the Local Authority to create a successful, sustainable, and accessible residential development.

The intentions of the proposal, as demonstrated in this document are to:

- Create a characterful development with a clear identity.
- Create a sustainable and legible living environment.
- Make proper use of land to deliver appropriate scale and density.
- Provide new homes that meet high architectural standards; and
- Recognise and enhance existing natural features and promote biodiversity.

The design team recognise the importance of a sustainable development that meets the needs of current and future generations. There is specific emphasis on delivering efficient homes, adaptable private spaces, high quality public space, and improved habitats. The proposal is a positive response to this context.

The National Planning Policy Framework (NPPF) underpins all new development. It aims to make the planning system less complex, promote sustainable growth and protect the environment. Paragraph 15 states:

*“The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”*

*Paragraph 15, NPPF, Ministry of Housing, Communities and Local Government, contains public sector information licensed under the Open Government Licence v3.0.*

The National Design Guide outlines the Governments' priorities for well-designed places in the form of ten characteristics:

*“Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.”*

*Paragraph 36, NDG, Ministry of Housing, Communities and Local Government, contains public sector information licensed under the Open Government Licence v3.0*

Every Local Authority produces Local Plans and supporting guidance to compliment national documentation. Local Planning Policy bridges the gap between the over arching themes of national guidance and the specific requirements of councils and communities.

# 2. OUTLINE PERMISSION

The site has approved and current Outline Planning Permission. The approval included a

Details of this permission include:

- Ref: 2019/1244.
- Location: Land South of Darton Lane, Darton, Barnsley.
- Description: Outline planning permission for residential development (Use class C3) of up to 46 Dwellings with highway works including access off Darton Lane, landscaping, ground works and any other ancillary works. All matters are reserved apart from access.
- Permission was granted November 2021.

The Approval is subject to compliance with several conditions. The following conditions, relating to Design and Access are relevant to this document:

2) The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the local planning authority:

- A) The layout of the proposed development;
- B) Scale of the building(s)
- C) The design and external appearance of the proposed development
- D) Landscaping

3) The detailed design submitted with the reserved matters application(s) shall be in accordance with the parameters plan (ref:0708-EA-A-S2020630 Rev E) and shall include the widening of the existing footway along the site frontage to 2m

The Parameter Plan referenced in Condition 3 is shown. Analysis of the plan highlights the following parameters:

1. Multiple vehicular access points off Darton Lane;
2. Pedestrian and cycle access and movement;
3. Proposed location of a suds basin;
4. Large are of green space with the opportunity to include new trees and planting;
5. Retention of existing trees and vegetation; and
6. Central space and pedestrian connection.
7. Area for development to include up to 46 units.



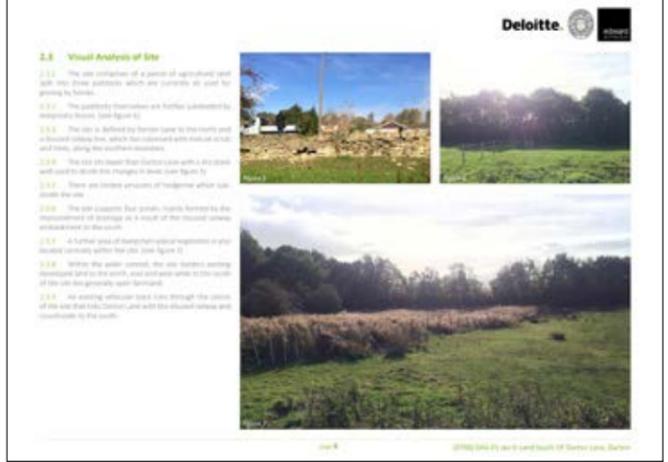
Parameter Plan Ref: 0708-EA-A-S2020630 Rev E

Produced by Edward Architecture and is available via the BMDC planning portal.

# 3. LOCATION

The grant of Outline Planning Permission confirms the site's suitability for residential development. The proposal was guided by analysis of the site and its surroundings to ensure an appropriate design solution is delivered.

The site is within an established residential area. Existing residential development lies to the north, west and east. A disused railway line, and associated planting, form the southern boundary. The site slopes downwards in a north-south direction. Darton Lane is higher than the site with a dry stone wall forms the boundary along the route. Analysis of nearby residential development reveals a mix of brick, stone and render, with red or grey concrete tile pitched roofs. The adjacent images reveal a number of principles in the immediate area including detailing, landscaping, and boundary treatments.



The above pages are thumbnail extracts from Edward Architecture's Design and Access Statement, August 2019. This document was submitted with the Outline Planning Application and is available via the BMBC Planning Portal. The document includes a detailed analysis of the site and its surroundings. This information, alongside the analysis show adjacent, have informed this detailed application.



The view from Sackup Lane demonstrates the historic narrative of the village. There are traditional slate roofs, stone facade, Terrace form, small front gardens, chimneys on roofs and the front elevations are close to the back of the footpath.



The Oaks Farm Drive front gardens are defined by private drives and landscaping, the roofs are gable- gable construction, there is large front gardens and distance between front elevations and the back of footpaths, integral garages and front parking and the low level wall defines the private realm.



Houses at Lower High Royds display more decorative facade. They implement hanging tile and exposed beams and are a larger scale set back from the footpath. They have varied parking solutions including side drives and integral garages and front gardens are defined by landscaping.



This section of Darton Lane, is flanked by dwellings on either side. Homes are a mix of bungalows, semi-detached homes and large detached homes. They are constructed in stone or buff brick with red slate/concrete roof tiles. The private realm is defined low level stone walls that sit to the back of the footpath.

# 4. ENGAGEMENT

Duchy Homes and the Design Team have engaged with local councillors and residents in advance of this application. The adjacent design solution formed the basis for these discussions. This proposal suggests 46 new homes.

Topics of discussion (amongst others) included concerns over highway access points, affordable homes, highway works to Darton Lane, and the retention of an existing wall along Darton Lane. The following is a brief summary of key points:

- A highway access points to the east and close to the junction of Darton Lane leading to Pye Avenue, is the only variation between the detailed and Outline proposals. The inclusion of this junction facilitates a positive response to Cockshot Pit Lane. Security and management of existing vegetation are key drivers in this area. The low speed private drive is a continuation of patterns of development found in this proposal and more established areas in the vicinity. Similar private drives include Lawdale Fold and Oaks Wood Drive to the north of the proposal.
- The adjacent plan show a concentration of affordable homes to the centre of the proposal. Feedback has indicated a preference a more even distribution and this has been realised in the submitted proposal (shown later in this document).
- The proposal confirms the widening of the footpath along the southern side of Darton Lane. The widening to 2 metres is in accordance with the Outline approval and will cover the extent of the footpath from Darton Lane to the East and a bus shelter to the west.
- The delivery of a widened footpath impacts on a boundary wall to the northern edge of the proposal. Removal is a requirement for this improvement. The proposals include a replacement strategy to include attractive railings, planting, and small sections of dry stone walls.

Feedback has been invaluable in creating a more appropriate proposal. The following pages expand on the submitted design.



# 5. DESIGN SOLUTION

The proposed development is well planned and complies with policy and outlined planning permission. The proposal for 46 new homes consists of:

- 4 x 1 bedroom homes.
- 6 x 2 bedroom homes.
- 16 x 3 bedroom homes and
- 20 x 4 bedroom homes.

The gross application area of 3.64 ha includes circa 1.32 ha of nett developable area. This creates a density of 35 dwellings per hectare. The following chapter expands on the details of the proposal and there are four key factors that define the design;

- 1) LAYOUT - The arrangement of homes and streets deliver an efficient and effective layout. Development blocks group together to ensure positive streetscenes whilst reducing the amount of hard surfacing required to access homes.
- 2) SCALE - Built form is varied and responds to streets to create active street scenes with identifiable buildings. Homes have large rear gardens and varied front gardens. All homes are two storey.
- 3) APPEARANCE - The proposal is characterised by the interaction between buildings, streets and adjacent development. Materials are carefully considered to make effective use of new technologies and construction methods whilst complimenting existing housing stock.
- 4) LANDSCAPING - Key to the success of the landscaping scheme is the provision of appropriate private amenity space, tree lined streets and an attractive planting scheme.

Key Features:

1. Site Access
2. Areas of Open Space
3. Retained Trees
4. Location of Affordable Homes
5. Track for land access to the south
6. Large area of open space includes footpath to western areas.



# 4.1. DESIGN SOLUTION - LAYOUT

The proposal demonstrates several design principles. A clear methodology is followed that ensures a well defined public and private realm. Using available survey data, separation and interface distances between existing dwellings and new development are carefully considered.

Principles are drawn from previous work. They include the location of landscaping, the arrangement of buildings, and the alignment of new streets. These principles are carried forward to this detailed proposal.

The influence of previous work is clear. This approach is reinforced by the following design cues:

-  Dual aspect homes at key locations.
-  Buildings active frontages are aligned with Darton Lane.
-  Existing access is retained in central open space.
-  Homes overlook the open space and pedestrian route
-  Building is aligned with views along the street.

Streets and non-vehicle routes combine to ensure a logical, legible, and accessible framework to deliver route to local areas of amenity space and facilities in the wider area. In all instances propose streets and highways conform to Local Authority Guidance.

A defensible edge is formed and becomes a logical rounding of developed areas. The proposal will provide ecological and recreational enhancements to the area.

These spaces will ensure potential flooding, noise or air pollution problems are addressed in the long term.



# 4.2. DESIGN SOLUTION - SCALE

The scale of the development is in keeping with the Outline Planning Permission and wider masterplans. It includes open space and well proportioned rear amenity space. Dwellings are storey houses. There is a combination of detached, semi-detached and terraced homes. There are several affordable homes including 4 x 1 bedroom and 5 x 2 bedroom homes.

A nett development area of 1.32 hectares and provision of 46 new homes equates to a density of 35 dph. This reflects the semi-rural setting of the proposal and constraints presented by the shape of the site and Outline Parameters.

Spaces between dwellings, interfaces between rear and side elevations and front to front distances are well considered to ensure residents have access to suitable private amenity space. There is clear definition between the public and private domain with all properties having 'defensible spaces' to their frontages, and sides on a corner position. A variety of hard and soft treatments to the street, give physical enclosure to the semiprivate spaces and include as walls, hedges and shrub beds.

All properties (except for affordable dwellings) will have individual footpath accesses to their rear gardens giving direct control over the private domain. This aids security and, with easy access, also enables waste and recycling provisions to be located at the rear of the properties, out of sight from the street. Where possible the dwelling's private amenity spaces back onto other gardens or are screened from public areas by 1800mm high brick pillar/fences or vertically boarded fences.

 Rear amenity space is protected and well defined by robust boundary treatments and buildings.

 Front gardens, private parking and private drives are clearly defined by materials and low level boundary treatments.

 Location of Affordable homes.



# 4.3. DESIGN SOLUTION - APPEARANCE



STREET SCENE A-A



STREET SCENE B-B



STREET SCENE C-C

The local vernacular influences the appearance of the new homes. The buildings include large windows with a vertical emphasis, consistent eaves and ridge lines and a well-proportioned built form. Materials compliment those found in adjacent development and reflect those found in more established areas in the vicinity.

Finishes reflect the characteristics and features of recent technologies and construction methods alongside the established housing stock in the area. Individual house types have conventional features with a suburban slant to deliver recognisable and desirable buildings. They also point to traditional homes that meet the needs of new residents and reflect current styles.



Street Scene Location

# 4.4. DESIGN SOLUTION - LANDSCAPING

The landscape proposals have been designed to create a cohesive, integrated development, creating a contemporary and visually interesting setting to the new buildings.

The use of native trees and shrubs (where space permits) within the POS and boundaries will help encourage wildlife habitats such as butterflies and birds, further enhancing the habitat value of the site. A hierarchy of streets and spaces has been created, providing a strong structure to the landscape.

Open spaces and play areas form the heart of the residential development and will provide communal facilities which are open and welcoming to all residents and visitors.

Overall the scheme responds positively to its surrounding character and environment. By sensitively integrating the scheme using plants of local origin and where possible retaining and enhancing important views both from, within and surrounding the site.

- 1. Western open space is in keeping with the Outline approval. It includes an accessible footpath and facilitates simple connection to the boundary. This space has potential for habitat creation and promotion of biodiversity.
- 2. Central pocket greenspace is a focal point of the proposal and creates a connection between northern and southern boundaries
- 3. Opportunities for in street landscaping to create a attractive streetscenes
- 4. New boundary planting mitigates the loss of an existing wall along the northern edge



Landscape Masterplan

# 4.5. DESIGN SOLUTION - SUSTAINABILITY

The proposed development incorporates a number of strategies that contribute to a sustainable and long-lasting development. Strategies include:

**BUILDING FABRIC IMPROVEMENTS** - Duchy Homes will look at installing glazing with a good solar to heat coefficient. This will help manage both solar gain and loss thus reducing heating costs and carbon emissions. All glazing will have low emissivity coatings to reduce heat transfer through the windows.

**PASSIVE SOLAR** - Duchy homes have utilised passive solar design on this site to reduce its environmental impact through reducing the need to heat the home and producing carbon emissions. The proposal and homes have been arranged so that most properties have either a front or rear orientation facing south.

**MATERIALS** - To support the local economy and reduce the emissions associated with transportation of goods wherever possible, materials will be sourced locally. Wherever possible 'A' rated materials (as defined in the BREGreen Guide to Specification) will be installed. These selections will include evaluations of cost and performance as well as environmental considerations.

**SURFACE WATER RUN OFF** - All surface water shall be discharged through a specifically designed separate system and connected into the main sewer as agreed with the water authority or into designed soak away system to the approval of the Local Authority.

**WASTE** - wastes can be reduced by ensuring that manufactures instructions are followed regarding handling, installing, and storing materials, good site management practices are followed, such as building to the NHBC standards and highlighting opportunities to avoid creating unnecessary waste.

**LOW ENERGY LIGHTING** - All light outlets will be energy efficient to limit the amount of heat loss and help reduce CO2 emissions.

**HEATING SYSTEMS AND CONTROLS** - An 'A' rated combi or system boiler will be installed to each plot along with a cylinder with a low declared heat loss. A low declared loss results in a more efficient cylinder as it is better in the retention of heat so the boiler will not need to work as hard to get the hot water up to temperature. All dwellings on this site will be provided with the function to separately zone control

the heating system. The requirement from building control is for dwellings under 150m2, zone control is not a requirement, but it will be implemented by Duchy Homes to ensure each plot is as efficient as possible.

**RENEWABLES** - All the dwellings on site are to be installed with a high performance Waste Water Heat Recovery system which extracts the heat from water, wasted during a shower or bath. All the dwellings will be installed with PV Panels in the most southerly orientation to maximise their output.

**WATER USAGE** - With respect to water usage, within all of the plots on the proposed development, water efficient devices will be fully evaluated and installed to ensure that they will achieve water consumption levels of less than 125 litres per person per day. The following devices will be considered for each home:

- Water saving taps
- Water saving cisterns
- Low pressure showers.
- Flow restrictors to manage water pressures to achieve optimum levels.
- Water meters to all premises with guidance on water consumption and savings.

A Sustainability Report produced on behalf of Duchy Homes by Plasmor Limited accompanies the application and expands on the above information.



## 6. SUMMARY

This document demonstrates that the proposal constitutes a high quality and sustainable residential development. The proposal is well considered and includes attractive features, retained trees and planting.

The proposal is an integrated development that supports local services, contributes to local character and provides new, publicly accessible, natural space and habitats. It is a cohesive addition to recent development in the area and follows Local Authority Guidance. The well planned proposal complies with Outline Planning Permission and consists of 46 new homes as below:

- 4 x 1 bedroom homes.
- 6 x 2 bedroom homes.
- 16 x 3 bedroom homes. and
- 20 x 4 bedroom homes.

The above mix includes 9 affordable homes as below:

- 4 x 1 bedroom homes.
- 5 x 2 bedroom homes.

The gross application area of 3.64 ha includes 1.32 ha of nett developable area. This creates a density of 35 dwellings per hectare.

The proposal includes new open space and numerous retained trees. New homes are set in the spaces between these features and in keeping with nearby development. Buildings and streets are aligned with the existing built form to ensure a cohesive and integrated design solution.

A well-considered landscaping scheme ensures protection of natural and green elements. New and existing natural features combine to create environments that suit a range of plants, insects, and animals.

New residents and following generations will have the opportunity to have long and successful lives in a sustainable and pleasant location.

