

Design & Access Statement

Dec 2016

to erect a new building containing 13 x 1 Bedroom apartments on the former site of the Social Club on Farm Road, Barnsley



Above: Artists impression of proposed scheme looking across Farm Road. Please note the image above is an earlier 'development' scheme. The Proposed elevations in dwg. 033-102 show a more developed scheme which reduces the building height and mass.

Background:

- In 2012 a Planning Application (2012/0977) was submitted proposing 9 x 2 bedroom flats, the application was approved with conditions. Part of this application was to demolish the (then disused) Farm road social club which was carried out however the scheme did not go ahead (reasons unknown) and the site has remained a waste ground since.
- The topography of Farm Road falls from West to East, the site slopes approx 2.2m over its 36 m width. Vehicular access to the site is from Farm Road located in the North East corner of the site. Our proposals will continue to use this existing site entrance.
- the site has existing dwellings to its west and east, on the western side a 2 storey semi detached house sits approx 2m above the site, on the eastern side there is access to a Substation and then 2 x bungalows. The ridge/building lines of our proposal has been designed to take into account this difference in ridge/roof lines by breaking up and stepping the mass of the proposed roof to help retain the street topography.
- To the southern side the ground rises up to recreational playing fields.

- The site, which was a social hub for the community has fallen into obsolescence, it is the aim of this proposed to put the land to better use by providing much needed residential use.
- The Site is within an area of growing sustainable urban improvement. It is intended that this proposal of high quality, sympathetically designed modern Architecture will enhance the immediate Street scene and neighbourhood.



Above: An image showing the former Social Club which has now been demolished looking East 'down' Farm Road. The site is now vacant waste ground. Note the building line of the Social Club approx 5m from Farm Road.

Proposed works

- This proposal submitted to Barnsley Metropolitan Borough Council to erect 9 x 1 bedroom flats, associated car parking and bin store aims to provide high quality, modern, energy efficient and low maintenance new homes on a neglected site on Farm Road
- The proposed building is set forward towards Farm Road, typically the houses on Farm Road are set further back, however the former Social Club sat a similar distance away from the road. We chose to use the same building line as it allowed the required distance behind the building to provide 1.5 car parking spaces per flat (SYGD) a total of 19 spaces
- The building consists of 3 elements, a Central entrance lobby and staircase which provides access to a 3 story section and a 2 storey section towards to the East. This to directly address the topography of the site and the difference between to Ridge heights of the existing dwellings on either side of the our site.
- To reduced the mass of the buildings elevation along Farm Road we broke the elevation fronting Farm Road into 3 sections, pulling the centre section forward.

- We have designed the roof ridge heights of the proposed building to also take into account the existing street scene. We have 'broken' the roof 4 times, with the roofs falling towards the East as to not overpower the bungalows.
- The scheme has been designed to cause no overlooking issues, to create a quality living environment and enhance the street scene of Farm Road.
- Access to the site is controlled by using the existing vehicular location (North/East corner) from Farm Road. We propose to use the existing dropped kerbs site ingress but provide a 1.2 meter footpath, as well, which leads around the eastern elevation to the new entrance door. This route is proposed to be well lit and have security cameras.
- The Entrance door to the flats will be key pad access controlled.
- The design includes tall windows to the living areas of each flat, these windows will open inwards and a Juliet balcony used externally to protect from falling but to also provide security, particularly for the GF flats. This allows the flats to overlook the public accessible areas and promote a sense of ownership, consideration to neighbours and community. All aiming to make the development a successful and desirable residential development.
- Management and Maintenance : all external areas and communal internal areas of the development will be under the control and maintenance of a management company.
- The flats and building will comply with Building Regulations.
- all new services and drainage will tie into the exiting combined sewage system
- externally we propose to lay block paving to provide a foot path leading from Farm Road to the building entrance located on the South elevation, providing level access to the ground floor flats.
- We propose to use tarmac finish to car park area, with concrete kerbs and drainage channels connected to exiting sewage system for the rainwater run off.
- We are providing 1.5 parking spaces per flat a total of 19 spaces (as described in South Yorkshire Design Guide), an area for cycle storage and an enclosed timber bin store.
- The pedestrian route will be separated from the road by a kerb and lit by wall mounted external lighting on a timer to create a safe and attractive environment for the residents approaching by foot.
- The East, West and Southern site boundaries will be protected by a 2m security fence. The Farm road boundary will be protected by a 1.2 m high bowtop steel fence (painted black) fixed to a 440mm (approx.) dwarf wall demarking the site boundary, this treatment returns south and connects the building creating a private 'front garden' zone. We proposed to plant 3 x Trees in this area to soften the frontage (TBC). Access onto the site is therefore controlled to one access point which will help create a defined access onto the site and aid in reducing the opportunity for crime.
- The materials: We propose to use Hanson clumber red bricks to the ground floor flats, the external finish then changes to self coloured render (col: White) for the upper storeys. The use of the materials are to help break down the mass of the building, this is enhanced by the use of the fully glazed entrance stairwell which again breaks the mass of building into a smaller 'domestic' scaled facades.

- The roof will be Marley Etenit fibre cement roof tiles colour to best match the surroundings (TBC). The Eaves fascias, gutters and rwp's will be UPVC Col: dark grey as will the double glazed windows/doors. Using the dark grey colour will give the building a contemporary feel. The Juliet balconys will have S/S handrails and toughened glass in fills.
- There is an existing retaining wall (which runs parallel to the West Boundary) holding back the earth as it rises up to the neighbouring 2 storey house. We intend to use a retaining in the same position wall to keep the Ground floor Level of our proposed building similar to the GFL to the former Social Club.
- It is our aim that the proposed works will providing 13 high quality, energy efficient and safe 1 bedroom flats for the community of Farm Road. Giving people the opportunity to live in a modern apartment in an attractive and sympathetic development which enhances the local environs and community. It is very much hoped by the Design Team that you support our proposals.



Above: Image of Farm Road Social Club before it closed taken from Farm Road. The site slopes West to East. Vehicular Entrance to the site on the left adjacent to substation. Note the difference in Roof line height between the bungalow and the 2 story house on the Right. **Below:** Artists impression of proposed scheme looking East 'down' Farm Road. Please note the image is an earlier 'development' scheme. The Proposed elevations in dwg. 033-102 show a more developed scheme which reduces the building height and mass.

