

Design and Access Statement

2Dwellings, Bellbrooke Avenue, Darfield, nr Barnsley

Design Brief

Synergy Housing Solutions, in partnership with Chevin Housing Group, have been allocated a re-development site on Bellbrooke Avenue, Darfield to build Family Social Houses and Elderly Persons Bungalows for rent.

The allocation is for 30 no dwellings of which 28 no were approved on Application No 2009/0007. The remaining 2 no dwellings required a site to be identified for them, which this application now fulfills.

The project has the full support of Barnsley Metropolitan Borough Councils Strategic Housing Team and Berneslai Homes as it will fulfil a need for social housing for rent in Darfield.

The site also falls within the Decent Homes programme for Darfield.

All the dwellings are to be built in accordance with the "Code for Sustainable Homes" Level 3.

The Site

The site lies within a well established residential area on Bellbrooke Avenue, has easy access to local shops, community amenities, schools, church etc. Bellbrooke Avenue is on a public transport Route No 68 with buses to Barnsley, Wombwell and the centre of Darfield.

Design Criteria

a) Security & Surveillance

The scheme is to comply with "Secure By Design" standards. To this end we have had a meeting with Chris Squires, the Architectural Liaison Officer with South Yorkshire Police, Barnsley and his requirements have been incorporated into the design.

b) Parking

It is important that provision is made for on-site parking and that this parking is clearly defined, easily accessible and has a degree of surveillance from within each property.

Parking standards are to be in accordance with the requirements of Barnsley MBC but a minimum of one space will be provided to each property.

b) Private Space

Each property will have its own private space, not overlooked and will be secure by the provision of suitable fences and lockable gates, in accordance with "Secure By Design" requirements

Appearance

The appearance of the majority of existing buildings around the proposed development are of little architectural merit. They are two storey houses with limited features.

The two dwellings proposed will have the same architectural features as those previously approved on the adjacent site.

Access

The scheme has been designed on the principle that a disabled person will have full access to the property. The external environment will incorporate level access to main entrance doors, ramps/gently sloping paths and drives to make the development user friendly.

The internal layout on the ground floor is designed to be fully accessible for disabled people, in accordance with the requirements of Part M of the Building Regulations.

Landscaping

All the hard landscaped areas will be suitable for people with disabilities. Steps will be eliminated to avoid tripping, soft landscaping is to be provided, which will be native and encourage wildlife to the site.

Flood Risk

A Flood Risk Assessment by George Shuttleworth Limited was prepared for Application No 2009/0007. This is also applicable for this site and a copy is enclosed.