EQUITY
HOUSING GROUP



WORSBOROUGH VIEW, PILLEY, BARNSLEY- PROPOSED HOUSING DEVELOPMENT

Design and Access Statement October 2012

Bowker Sadler



Aerial view of Pilley Development site shown red

INTRODUCTION

This statement accompanies and supports the Full Planning Application, submitted on behalf of Equity Housing Group, for a residential development of 11no. new homes on the site between Worsborough View and The Avenue, Pilley, Barnsley. Approximately 1 mile north of Tankersley.

Project Team

Applicant:
Equity Housing Group
Armitt House
Cheadle Hulme
Stockport
SK8 7EF

Contact: Clare Russell
Phone: 0161 486 9911

Agent/Architect:
Bowker Sadler Partnership Ltd
Hatherlow House
Hatherlow
Romiley
Cheshire
SK6 3DY

Contact: Colin Leith
Phone: 0161 406 7333



Aerial view of site and its immediate neighbourhood

OWNERSHIP AND LAND ALLOCATION

The site is currently owned by Barnsley Council. The land was last used as an open space with 5no. Garages still retained from it's previous use as housing which was demolished in the early 1990's.

Proposed Residential Use

The proposed residential development will form an extension to the existing road "the Avenue", creating a new infill housing estate in the centre of the village Pilley.

The proposed blind tenure development of 2bedroom/4person & 3bedroom/5 person houses properties will offer the size and types of homes that respond to the housing needs of the area, be of sustainable construction, be efficient to run and maintain, meet 'Secured by Design' specification with the aim to engender a community spirited lifestyle for the benefit of the new and adjoining residents.

The location of this development, with its ease of access to public transport and close proximity to a variety of community facilities in a well developed residential area, renders the site ideally suited for such residential use.

Affordable Housing Statement

The applicant, Equity Housing Group, is an award winning specialist provider of affordable housing with a wealth of expertise in developing and managing homes. Formed in 1963, they are a registered social landlord now owning and managing over 4,600 homes, a third of which are Shared Ownership leasehold & intermediate rent with the remaining two thirds let as general needs rent.

Based in Cheadle Hulme, Stockport, Equity have properties throughout the North West, Yorkshire & Humberside and the Midlands.

Equity have a proven track record assisting Local Authorities in tackling their housing issues and have delivered numerous partnership projects. Like all development projects the proposed housing at Tankersley will be delivered by their skilled, multi-disciplinary in-house development team, who have experience of developing high quality affordable homes for sale and rent.

A bid has been submitted to and approved by the HCA for grant funding of the proposed development under the Affordable Homes Programme 2011-15, with the full involvement and support of Barnsley Council's Housing Strategy team.

The Worsborough View, Pilley development aims to provide a wide variety of housing types in a range of tenures, in line with Barnsley Council's housing and regeneration strategies. The development proposes a range of 2 and 3 bed houses for rent and shared ownership, allowing people to invest in the area and get on the home ownership ladder.

Accommodation Schedule

Type	**Number**	**Percentage**
Family homes for Affordable Rent	11	100



View to site, looking along The Avenue



View into Site looking south from Worsborough View



View into Site looking south from Worsborough View



View of existing Post Office and pedestrian route through site



View looking west along Worsborough View



View looking north along The Avenue



View looking south along The Avenue

SITE DESCRIPTION AND SURROUNDING AREA

The development site sits in the middle of the village of Pilley, to the North West of the neighbouring village of Tankersley, 6miles South of Barnsley. The M1, Junction 36, is within one mile of the site to the East.

The site is bounded bungalows and houses to the east, south and west; and to the north the road "Worsborough View".

Sustainable Location

The proposed development is situated in semi rural location on the edge of the small village of Pilley, population circa 1000.

The development site is located between the established district centres of Hoyland to the East (2.5miles away) and Chapeltown to the South (4.5miles away). In addition, the site is reasonably well served by public transport; bus stops being conveniently located on the adjoining Worsborough View with a bus service once every hour and rail services in nearby Elsecar (Hoyland) and Chapeltown Rail Stations.

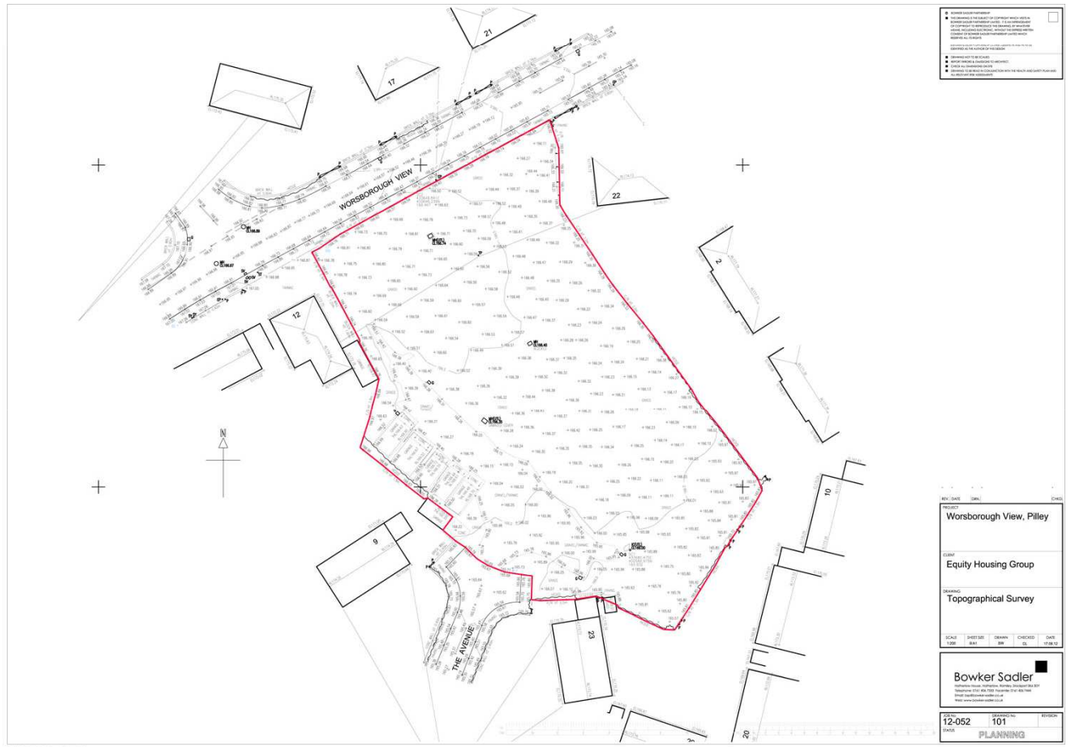
The local network of roads provides adequate permeability within the neighbourhood, presenting residents with various alternatives to local facilities.

Site Constraints

Access - The development site is currently accessible for pedestrians via an opening in the fence adjacent to the post office to the north on Worsborough View and an informal path has formed. There is vehicular access from The Avenue to the south west with broken tarmac and gravel access to the remaining garages.

Boundaries – The site is bounded by a low timber picket fence to the north along Worsborough View. To the east south and west the site is bounded by a variety of fences and semi mature hedges.

Topography - The site exhibits a very gentle gradient across its north / south access of approximately 0.5m down to the south end.



Existing Site Plan

APPRAISING THE CONTEXT

Current Use

The site is currently grassed field, with 5no old garages in various state of repair immediately adjoined by gravel and broken tarmac hard standing.

Redefining under utilised space

The site's location and un-defined state, its risk for attracting unwanted use and potential for fly tipping make a strong case for redefining the space to accommodate a worthwhile and formalised use that would provide an appropriate contribution to the immediate environs through high quality mix of public and private realm as part of a residential development.

Social Characteristics

The proposed residential development, located within a sustainable neighbourhood, would make a positive contribution to the community; would enhance the immediate environment; would permit full accessibility; would provide an appropriate addition to the existing housing stock; and through appropriate layout, would offer natural surveillance, enhanced personal safety, security of the property and reduce opportunities for crime.

Economic Characteristic

The development of 11No. New homes would have a positive effect on the economics of the neighbourhood. The proposed development removes risks associated with a redundant site, creating an appropriate use that would make a valid contribution to local trade and promoting greater use of local amenity facilities.



Sample presentation drawings for Public Consultation, 15th September 2012

APPRAISING THE CONTEXT

Planning Policy

Reference has been made to the particulars of the following policies and principles in the formulation of the proposed residential development:

•South Yorkshire Residential Design Guide, 2011
•National Planning Policy Guidance;
•Local Policy Requirements.

In particular, reference has been made to National Planning Policies PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPS10 (Planning and Waste Management), PPG13 (Transport), PPG17 (Village Green/Sports & Recreation), PPG24 (Planning and Noise) and PPS25 (Development and Flood Risk).

At a local level, reference has been made to relevant sections of Barnsley Local Development Framework Core Strategy, Feb. 2010.

Reference has also been made to Planning Guidance for Housing (SPD), Planning Obligations (SPD), Design and Crime (SPD), Sustainable Design and Construction (SPD) and DDA guidelines.

Consultations

Pre-application discussions have been held with the following Barnsley Council Officers:-

Planning - Steve Kirkham, Urban Design – Nick King, Housing Strategy – Gillian Williams, Highways – Barbara Wilson

A leaflet drop informing all residents of a public consultation event on Saturday 15th September was carried out by Gillian Williams and the public consultation event was hosted by Clare Russell of equity housing.

In addition consultation has also been carried out with Architectural Liaison Officer for South Yorkshire Police, Chris Squires, on the Secured by Design specification, on detailed issues pertaining to site specific matters such as boundary treatments.

As part of the Desk Top Study, consultation has also been carried out with the Environment Agency and Yorkshire Water.

All preliminary comments have been incorporated in the design proposals or are the subject of specific reports.



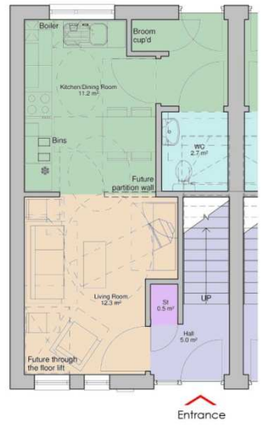


Sample presentation drawings for Public Consultation, 15th September 2012

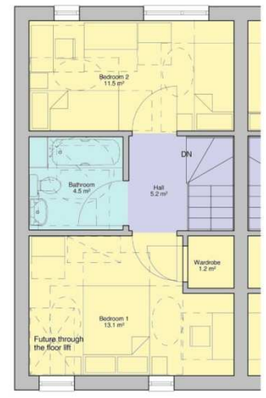
Community Consultation

A community Consultation event was organised by Gillian Williams, Barnsley Council Housing Strategy Officer and held on site; hosted by Clare Russell of Equity Housing Group on Saturday 15th September 2012. The event was well supported with over 40 people registering their attendance. The feedback received was generally very supportive of the proposals and is summarised by the following:-

- Mixed tenure housing welcomed
- The development will enhance the community making affordable housing available to local families
- Security, in particular boundary treatments, to be carefully considered.
- Very good scheme, well thought out, local people will benefit
- The retention of the desire line footpath was appreciated.



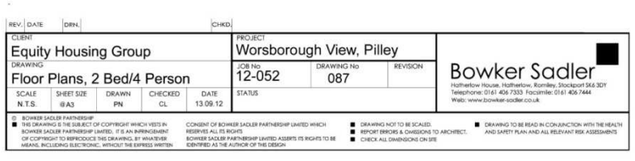
1 **Ground Floor**

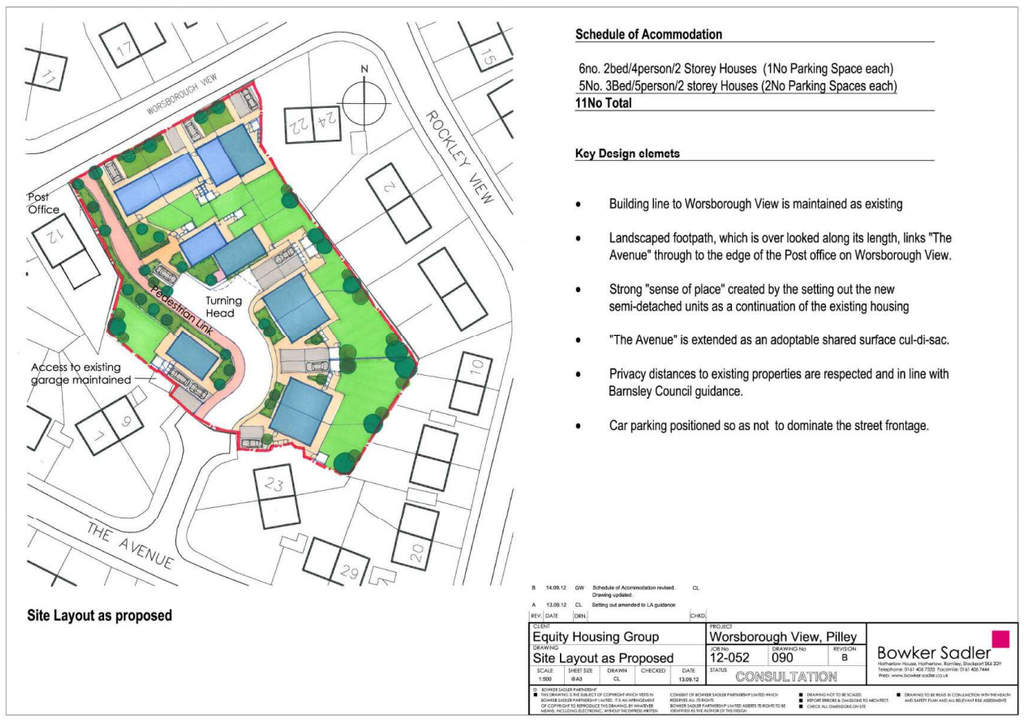


2 **First Floor**

Floor Plan Key:

- Living Room
- Kitchen/Dining
- Bathroom
- Circulation
- Bedroom
- Storage





Site Layout as proposed

Public consultation site plan

ELEMENTAL CONSIDERATIONS

In addressing the overall proposals the following have been considered in line with local policies and good design principles:

- Take account of site characteristics and context;
- Acknowledge limitations of site;
- Minimise impact on the environment;
- Provide good accessibility;
- Provide security, privacy and passive surveillance;
- Provide appropriate scale;
- Incorporate sustainable features;
- Incorporate appropriate landscaping; and
- Provide a site specific design solution.

Concepts

The key design concepts that have been adopted on these proposals include the following:-

- Create a development that has a sense of "place", has a strong identity yet not at the expense of the context within which it sits.
- Create clear, legible pedestrian and vehicle connections to the existing streets.
- Create a strong, clearly defined street frontage that is well over-looked with well defined boundary treatments
- Create an architectural language that relates to the scale, massing and proportion of the single and 2 storey residential context.
- Create a development that at least meets if not exceeds, the aspirations of the existing community
- Create robust, secure family homes utilising traditional residential building forms, with dual pitched roofs, modest contemporary details giving a strong identity.
- Utilise the various design codes (Lifetime Homes, Code for Sustainable Homes - Level 3, Building for Life – 14 out of 20 targeted) in order to maximise the potential of the development, minimising compromises, to create a community focussed residential development that can readily adapt to the changing needs of its residents if required.



Site Roof Plan as Proposed

ELEMENTAL CONSIDERATIONS

Design Principles

Public realm

In order to optimise the development potential of the available land, the proposed new road (to be adopted) , as an extension of the existing road "The Avenue", opens up access into the depth of the site.

The road layout and public footpath area has been set out to:-

1. Maximise the efficiency of the site layout
2. Provide a traffic calmed environment by way of a short cul-de-sac shaped approach to retained and improved existing footpath.
3. Maintain appropriate privacy distances between dwellings
4. Provide defensible space to the fronts of properties and a high standard of private amenity space to the rear/side of the properties

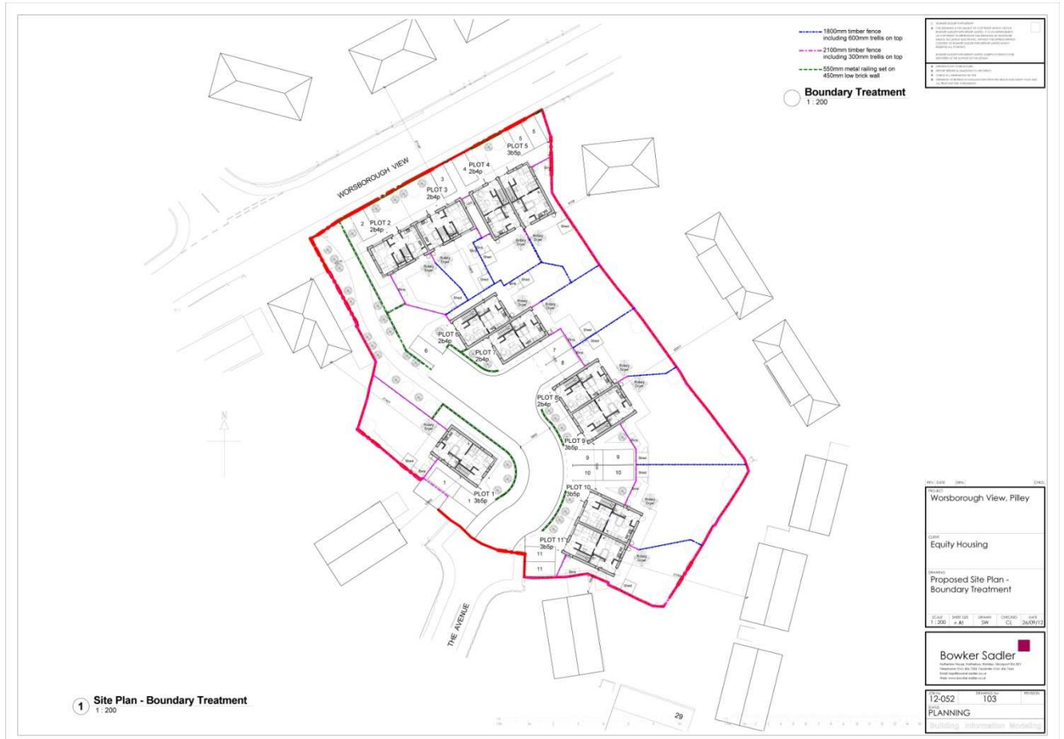
Building Type

The south Yorkshire Residential Design Guide, 2011 sets out that the car should not dominate the public realm. Therefore the detached, semi-detached and short terraced house types have been adopted in order that the majority of residents parking spaces are location to the sides of the individuals property.

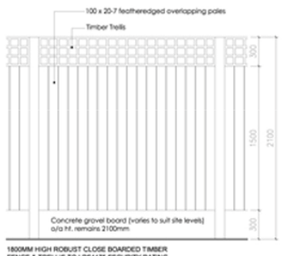
External Materials

The palette of materials on the properties has been carefully considered, to relate to the existing properties that neighbour the site including 2 shades of red brick. The dual pitched roofs to the houses will be finished in grey interlocking tiles. Projecting entrance canopies will be constructed from powder coated steel frames (Dark Grey Ral 7016) , with coloured louvre (inert boards) side panels. Dark Grey (Ral 7016) uPVC finishes to door and window frames completes the external envelope resulting in a strong identity for the development.

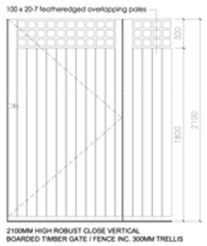
Tarmac finish to all highways private driveways and pavements. Paved areas to private amenity spaces to be buff coloured.



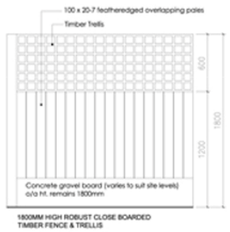
Boundary Treatment Plan as Proposed



2.1m high timber fence and trellis - (Rear and Street Fronting Boundary)

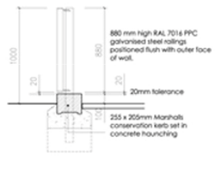


2.1m timber secure side gate

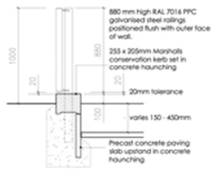


1.8m high timber fence and trellis - (Plot division)

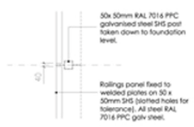
TO ALL REAR & SIDE BOUNDARIES AS REQUIRED



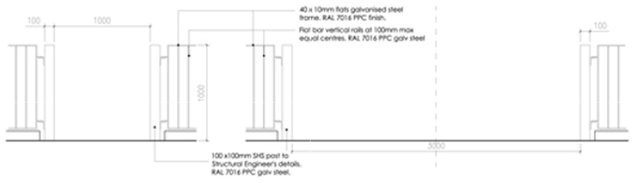
Section through 1.0m high wall- Conservation kerb



Section through 1.0m high wall- Conservation kerb, change in level



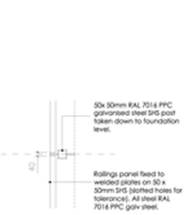
Plan on post - Conservation kerb



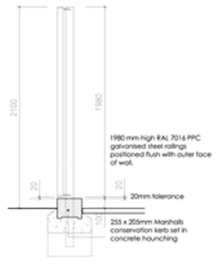
1.0m high Pedestrian access opening - (Front Boundary)

1.0m high Steel vehicle access gate - (Front Boundary)

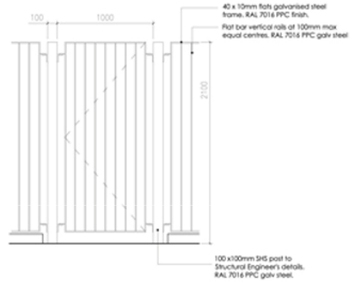
TO ALL FRONT BOUNDARIES AS REQUIRED



Plan on post - Conservation kerb



Section through 2.1m high wall- Conservation kerb



2.1m high Pedestrian access gate

TO GLEBE COURT PEDESTRIAN LINK

Boundary Treatment Elevations

DESIGN CONSIDERATIONS

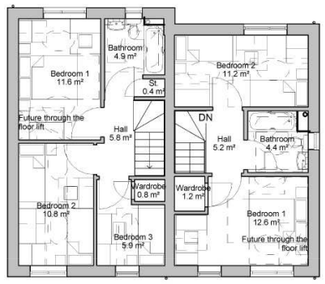
Boundary treatment

Within the development - private defensible space to the street frontages will be protected by dark grey painted (Ral 7016) galvanised railings set in a "Conservation kerb" up stand with a 1000mm total height.

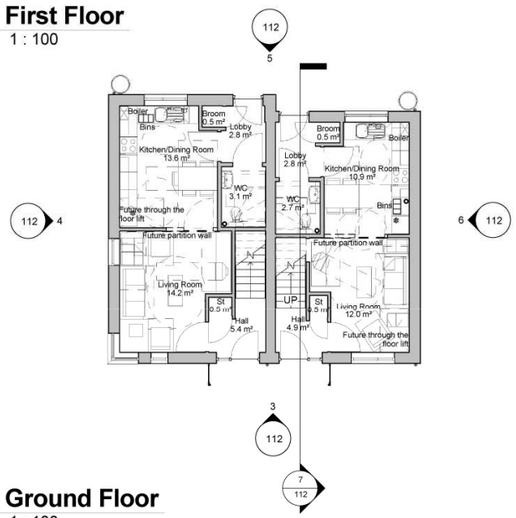
Rear Gardens – Secure boundary, close boarded, timber fences with trellis tops 1800 or 2100mm high total (to Secured by Design requirements) to have translucent, water-based, preservative finish.

Security through Appropriate Use

With regards to Secured by Design, the proposed residential use means natural surveillance within the site will be maximised with active building frontages that have a mix of habitable rooms overlooking both the public and private realm. Where appropriate ground and first floor corner windows maximise the level of natural surveillance. The boundaries to the site are well defined with appropriate boundary treatments having been discussed and agreed with the Secured by Design Architectural Liaison Officer.



2 First Floor
1 : 100

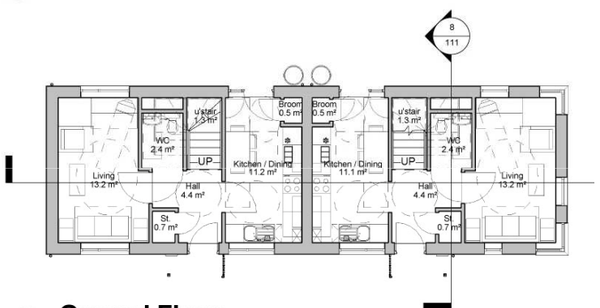


1 Ground Floor
1 : 100

2B/4P & 3B/5P House type



2 First Floor
1 : 100



1 Ground Floor
1 : 100

2B/4P House type - 2

House Floor Plans as proposed

PROPOSED BUILDING DESIGN

Flexibility in Design

The key design principles of the housing proposals were based on a commitment to achieve the following key criteria:

- "Lifetime Homes" space standards - Flexible living accommodation that can be readily adapted to suit the changing needs of the residents over time.
- Environmentally responsive construction achieving Code for Sustainable Homes Level 3.
- A safe and secure internal and external living environment that maximises natural surveillance and achieves Secured by Design accreditation;
- Provide an efficient building footprint, minimise running costs with high levels of insulation within building fabric.
- Encourage an environmentally responsive lifestyle for the residents with easy accessible internal (kitchen) recycling storage and outside recycling bins, low running costs and excellent natural day-lighting (less electrical lighting used).
- Increase quality of build at completion with robust construction detailing, high quality workmanship with good site supervision and quality control.
- Achieve the highest CABE 'Building for Life' Standards in response to the 20 questions relating to the key criteria of 1) Environment and Community; 2) Character; 3) Streets, Parking and Pedestrianisation; and 4) Design and Construction, for the site. A score of 14 out of 20 is targeted.
- Utilise a well considered, robust palette of external materials, giving identity to the individual's home and location, whilst being complimentary to the sites immediate neighbours.

Site Layout and Orientation

The site layout is dictated by the shape of the site, its boundaries, access limitations overlooking distances, and the need to provide appropriate mix of required accommodation.

The proposed site layout addresses the issues of location and provides appropriate orientation with minimal over-shadowing; the majority of rear private amenity spaces receiving sunlight for a good part of the day. Dual pitched roofs to the housing have been orientated so as to take advantage of the southerly aspect if solar roof panels are installed at some future date.

Separating distances are dictated by the characteristics and particulars of the layout. Frontages range are13.5m between. Rear privacy distance to habitable elevation of Rockley View is 22m minimum; and to the south east of the site is 21m.

Scale

The requirement to offer a variety of family housing units, results in the provision of 1No. Detached units, 5No. semi-detached units. The eaves and ridge heights vary slightly due to the different footprint width, depth or configuration: the maximum height above ground of a dual-pitch roof will be 9m with eaves at 5.2m.

PROPOSED BUILDING DESIGN

Car Parking

New Homes

2 bedroom houses will have 1no allocated parking space each.
3 bedroom houses will have 2no allocated parking spaces each.

All parking will be in-curtailage except and each space will be overlooked by adjoining properties and where possible within view of the respective residents property.



Aerial view of site.

ACCESS ARRANGEMENTS

Inclusive Access

This site is in a sustainable location with level access down to public transport (buses) on Worsborough View and local community beyond. Key design criteria include:

- Accessible car parking provision;
- Safe, convenient and accessible building approaches;
- Hard landscaping that allows inclusive use by all users;
- Level threshold entrance into each house;
- Easily accessible windows, switches and power sockets; and
- Good sized internal circulation space, bedrooms, living rooms, bathrooms and kitchens.

Although there are very gentle falls across the site, it will require minimal reconfiguration of the topography in order to determine the external and internal access points to each unit in compliance with Approved Document Part M and Lifetime Homes requirements. All footways and parking areas, falls and cross-falls, have gradients that do not exceed the maximum allowances.

It is intended to alert pedestrians of level changes with slip-resistant materials, different textures or colours being placed at entrances, junctions and edges. Appropriate well-positioned good quality external lighting would also be incorporated to create a safe accessible environment after dark. The height of accessory mountings would be incorporated to cater for all users.

Pedestrian Access

Access to each house is set back generally at least 1500mm from the back of pavement and is contained by a defensible, front garden space.

Vehicular Access

Vehicular access is from a new 5.5m wide spine road. Individual driveways are contained within each property boundary ensuring adequate parking provision for disabled drivers with clear, safe, accessible footways leading to the front door. The plots 2 – 5 are proposed to have drive way access directly off Worsborough View in order to retain the building line established by the existing properties along the street.





3D model of plots 2 & 3 House (left), and plots 8 & 9 (right)



Selection of Proposed Elevations

APPEARANCE

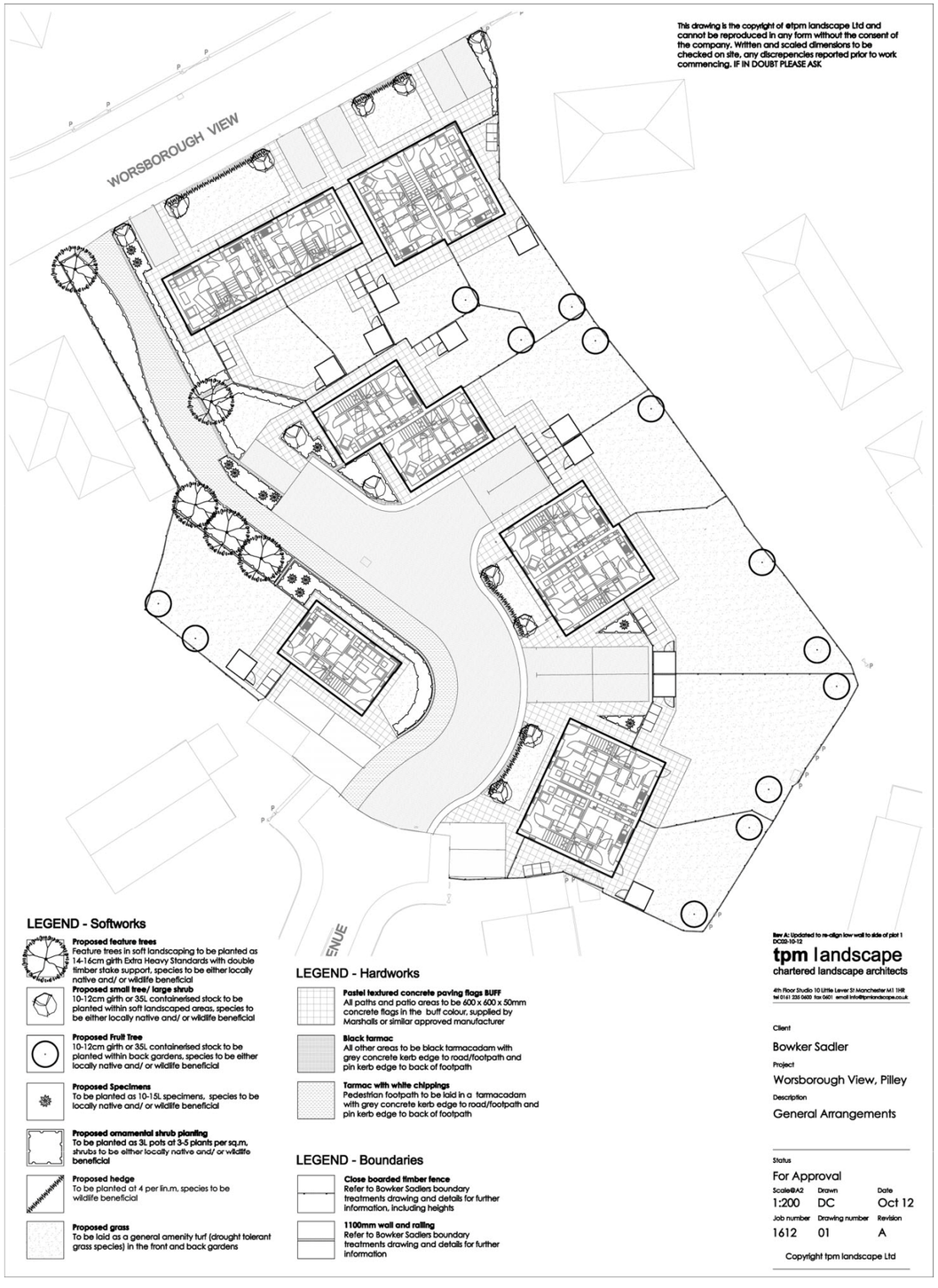
Architectural Language and Elevation Treatment

The built environment of the area is predominantly semi-detached houses where red brick is the dominant external material for the facades. It is intended that the new residential development predominantly retains this semi-detached building type and palette of materials.

Materials

The traditional single and two storey, dual pitched form of the proposed new homes have a modest contemporary detail. The language of the proposed architecture uses three main external finishes of 2 shades of red brick and grey concrete roof tiles to reflect the context.

The brickwork is robust, requires little or no maintenance over the lifespan of the building and adds colour, warmth and texture to the elevations. The contrasting darker brick is used as a highlight to the vertical elements, corners features and also as a plinth. The combination of the these building materials gives a distinct modern identity within the surrounding area.



Proposed Landscaping design by TPM Landscape Architects

LANDSCAPING

Landscaping strategy

It is important that the proposed landscape scheme compliments and enhances the setting, the boundary conditions and the security of the development.

Building frontages

A defensible landscaped space to the front of each property, is located at the front of each plot maintaining a degree of privacy from passers-by. Where space allows this includes a strip of low planting along the front edge, softening the boundary fence condition and providing visual amenity from within the houses. Hard landscaping is incorporated between this and the building to afford access to the rear garden area and adjacent parking space.

Private Amenity Space

Private, rear garden amenity space is provided to all homes with direct pedestrian access from a secure gated passage along the sides of each property. The amenity spaces incorporate a grassed garden area with hard surfaced terrace providing space for a rotary drying line, waste and recycle bins, a composting bin and a garden shed with cycle storage.

Cycle Storage

Individual homes have cycle storage provided, with space for two cycles for 4 and 5 person units within appropriately sized, lockable garden sheds located within private garden spaces to the rear or side of each property.

Secure by Design

The proposed development is designed to meet Secured by Design standards following pre-application consultation with the South Yorkshire Police, Architectural Liaison Officer, Chris Squires. Chris has advised on various security related aspects of the proposed development which have been incorporated into the project design and specification. Key aspects of the Secure by Design strategy that have been applied include the following:-

Active Frontages

The proposed range of house types will result in varying degrees of occupation throughout the day and therefore realise greater natural surveillance to the surrounding area and immediate street frontage. A mix of kitchen, dining, living and bedroom spaces overlooking the street frontages further enhances the surveillance of the area throughout the day. Corner windows have been extensively used for overlooking the footpath and public spaces.

Fencing and Gates

The side and rear boundaries of the family housing are to be enclosed by robust, close boarded timber fencing, with timber trellis on top, either 1800mm or 2100mm in height. Between the front and rear gardens will be 2.1m high, robust and lockable side gates. The front gardens will have 1000mm enclosures constructed from a conservation kerb upstand with dark grey painted (Ral 7016), galvanised steel railing on top.

Lighting

Well positioned, good quality external lighting will be provided to create a safe environment after dark. Security lighting to be designed and installed to illuminate all external doors with lighting controlled by photoelectric cell.

Utilities

Externally accessed utility cupboards are located on the side or front of each unit. Other incoming services will located to suit internal layout requirements.

breglobal

Results

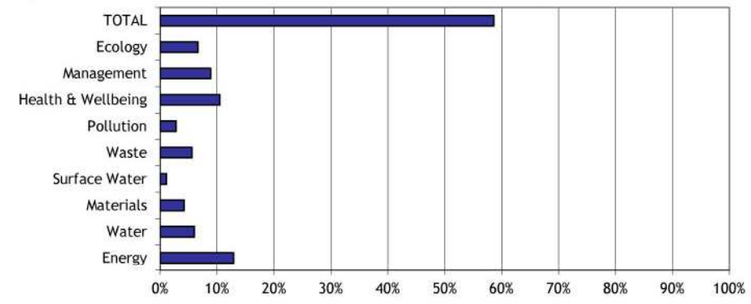
Development Name:	Worsborough View, Pilley, Barnsley
Dwelling Description:	2 and 3 bed dwellings
Name of Company:	Bowker Sadler Partnership
Code Assessor's Name:	Kirsty Medcraft
Company Address:	Hatherlow House, Hatherlow, Romiley, Stockport, SK6 3DY
Notes/Comments:	

PREDICTED RATING - CODE LEVEL: 3

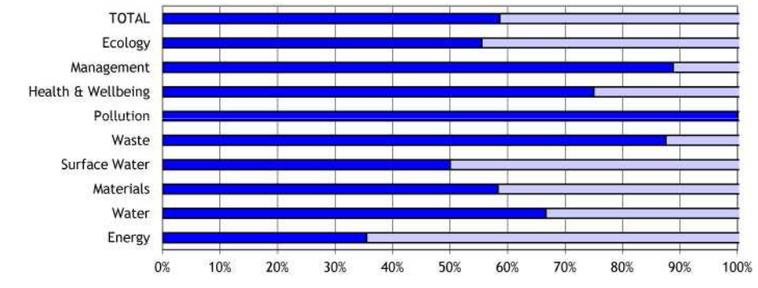
Mandatory Requirements: All Levels

% Points: 58.65% - Code Level: 3
Breakdown: Energy - Code Level: 3
Water - Code Level: 4

Graph 1: Predicted contribution of individual sections to the total score and percentage of total achievable score



Graph 2: Predicted percentage of credits achievable: Total and by Category



NOTE: The rating obtained by using this Pre Assessment Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed Code assessor.

Code 3 - Pre Assessment Indicator

© BRE Global Ltd, 2010. The BRE Global name and logo are registered trademarks owned by BRE Global Ltd and may not be used without BRE Global's written permission. Permission is given for this estimator to be copied without infringement of copyright for use only on projects where a Code for Sustainable Homes assessment is carried out

SUSTAINABLE DESIGN

In compliance with Government directives the design has encompassed sustainable design principles where possible and within budget constraints.
Key ecological drivers include:

- A sustainable location encourages sustainable lifestyles with close proximity to local facilities, areas of employment and key public transport links to nearby Barnsley and Sheffield. This is enhanced further with the provision of good quality amenity space to encourage outdoor activities and secure cycle storage and good pedestrian links to encourage less dependence on the car.
- Fabric First performance – High levels of building fabric insulation help conserve fuel and power.
- Efficient space heating and hot water
- Water management utilising dual flush WC's and spray taps to minimize water usage.

Code for Sustainable Homes

Working closely with the Code for Sustainable Homes Assessor, the development will achieve a Code for Sustainable Homes rating of Level 3. This rating will be achieved through careful selection of ecologically accredited products, materials and building components based upon the environmental profiling system of the BRE publication 'The Green Guide to Housing Specification', targeting the highest achievable A ratings. For example, materials will be specified to avoid the use of ozone depleting products (ODP) and global warming potential (GWP). WC's will be water reducing dual flush models.

Code for Sustainable Homes balances environmental performance with quality of life and the demand for good quality housing. The seven green issues designed into the layout, construction and specification of the development are:

- Energy (CO2, building fabric, drying space, eco labelled goods)
- Transport (public transport, cycle storage, local amenities, home office)
- Pollutants (nox emissions, surface run off, zero emission energy source)
- Materials (timber - basic and finishing building elements, recycling facilities, environmental impact of materials)
- Water (internal and external energy use)
- Ecology and land use (ecological value of the site, enhancement, ecological features, building footprint)
- Health and well being (day lighting, sound insulation, private space)



Typical bin storage area

SUSTAINABLE DESIGN

Waste Management Strategy

In line with the Barnsley Council's Waste Management Guidance, provision has been made for each family dwelling to accommodate 1no. 240l wheeled bin for waste, 2no. bins for household recycling and a box for paper recycling.

Designated bin storage areas have been sensitively located within the boundary of each rear or side garden, behind the 2.1m secure fence, providing easy access, positioned within 10m of an external door to make it convenient for any householder to present the bins and box to the kerbside on collection day without excessive travel distances.

In line with Code for Sustainable Homes requirements, a dedicated space within the house (kitchen) will be provided for three internal storage recyclable materials containers, whose minimum total capacity is 30 litres.

Flood Risk Assessment

Although the site area is less than a hectare (re: PPS25), a flood risk assessment has been commissioned which concluded that the site is classified as Zone 1 and therefore not at risk of flooding.

Noise Impact

Due to the semi rural location of the site in Pilley no formal noise assessment has been carried out.

CONCLUSIONS

This document sets out how the proposed development responds to the site location, its constraints, opportunities and the local housing needs. The following key items highlight the depth to which the scheme has been considered:-

- The housing units maximise access provisions to entrance and private amenity space
- The flexibility, range and type of family units gives choice to prospective residents who are looking for rented accommodation adjacent to good public transport links, to local education facilities, to retail and recreational facilities and to local areas of employment
- The relationships to the existing and proposed adjoining properties have been respected in terms of building line, scale, massing, and acceptable privacy distances
- The potential for crime has been mitigated by carefully considering the security issues and responding in a passive manner where practical.

In conclusion, the development proposals would add activity and high quality design to the current environment.

This document also meets the requirements for Design and Access Statements as referred to in Circular 1/2006 and the CABE guidance.

