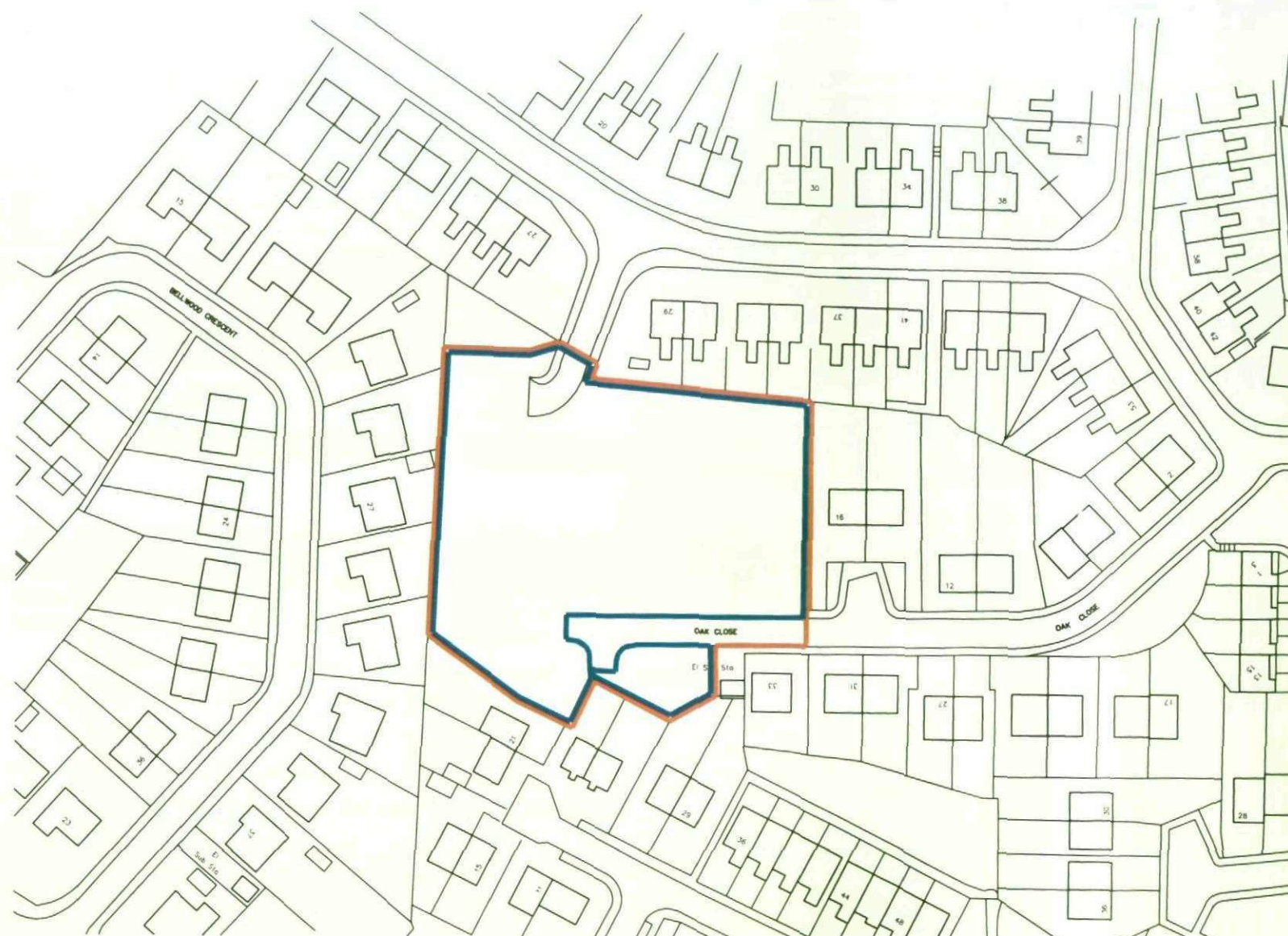


GENERAL NOTES

1. This drawing is copyright of PTE architects
2. Use figured dimensions only. DO NOT SCALE
3. All dimensions are in millimetres unless noted otherwise
4. All levels are in metres above ordnance datum unless noted otherwise
5. This drawing must be read in conjunction with all other relevant drawings and specifications from the architect and other consultants
6. All setting out to be confirmed on site prior to construction



APPLICATION BOUNDARY

OWNERSHIP BOUNDARY

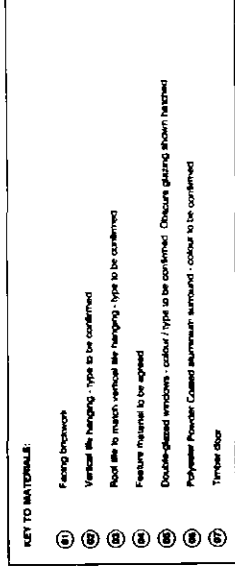
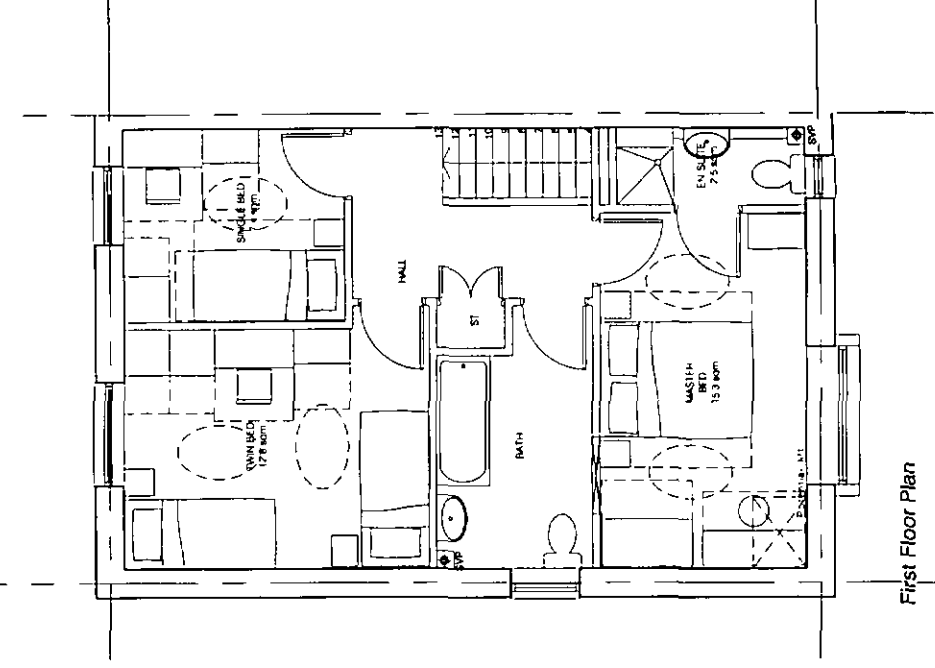
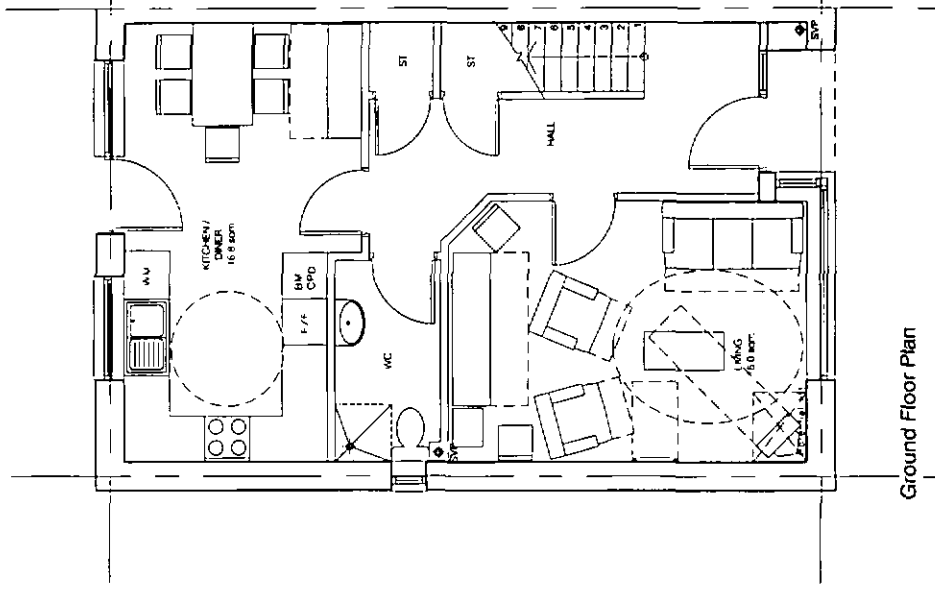
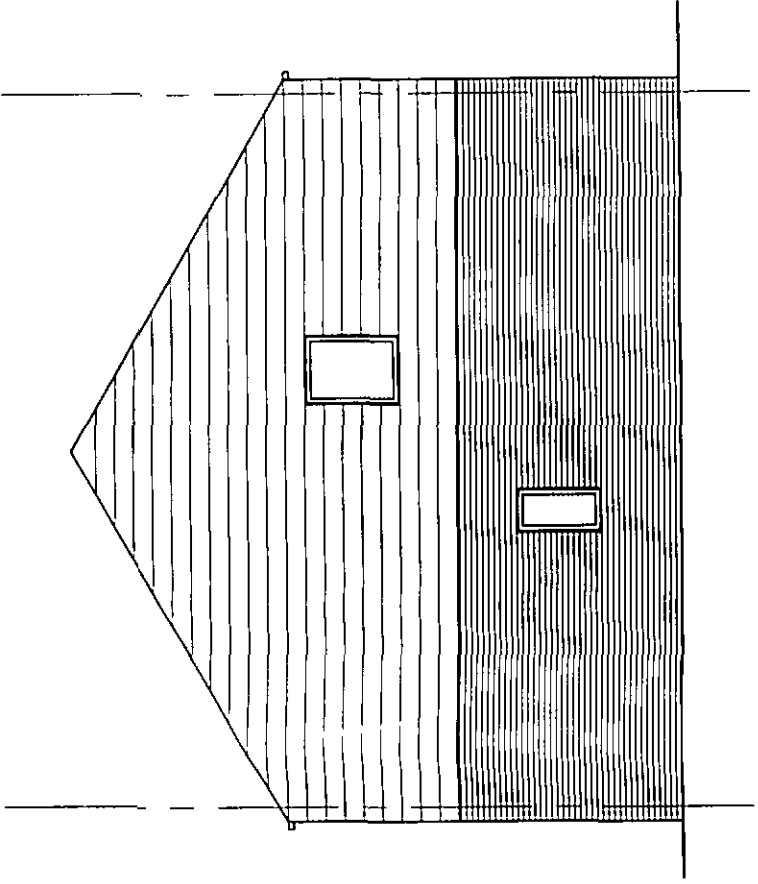
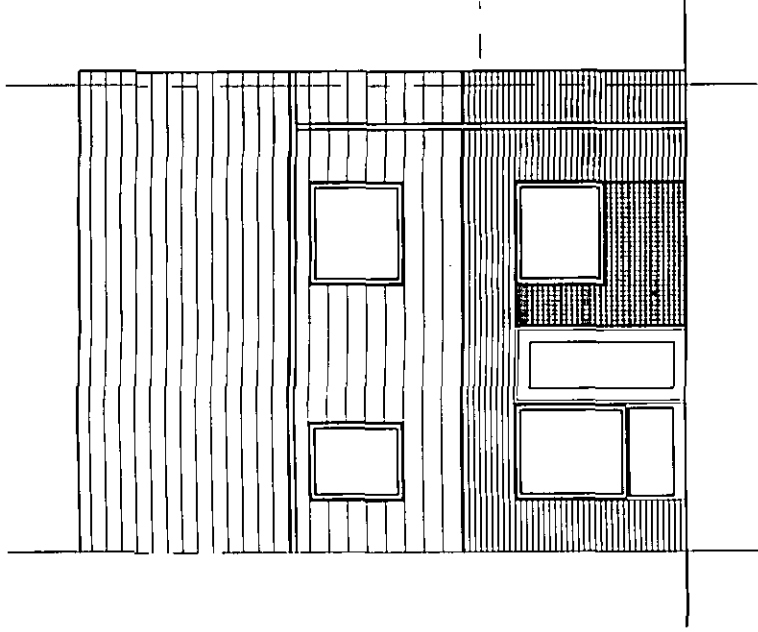
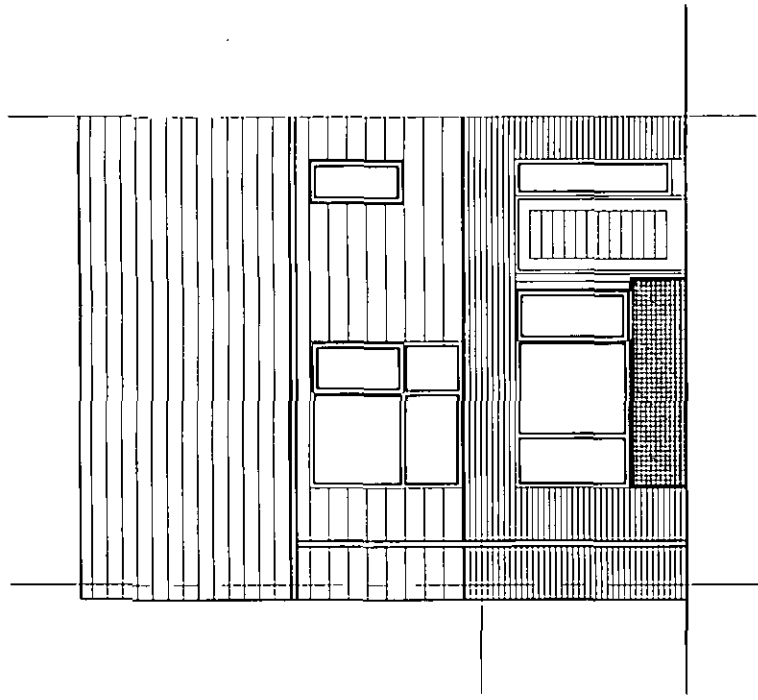
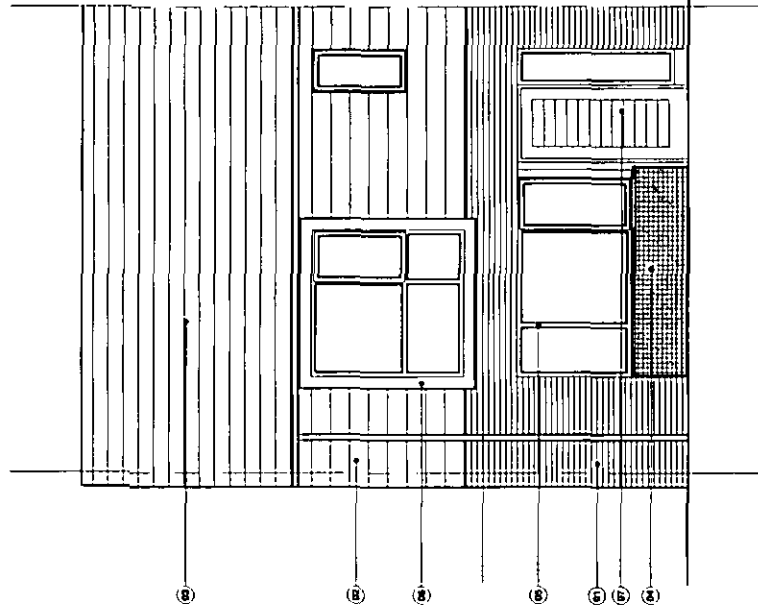
C	17.06.10	OWNERSHIP BOUNDARY ADDED	CW
B	26.05.10	SITE BOUNDARY AMENDED FOLLOWING CONFIRMATION FROM BARNSLEY MBC	CW
A	14.05.10	ISSUED FOR PLANNING	CW
REV.	date	notes	dm

PLANNING

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PTea
PTE architects

project	OAK CLOSE HOYLAND	author	CW	scale	1:1250@ A3	date	13.05
drawing	SITE LOCATION PLAN	rev.	09_222	rev.	L(00)001	rev.	C



HOUSE TYPE, A1 - 3B5P	102m ²
LIFETIMES HOMES STANDARDS	

[illegible]

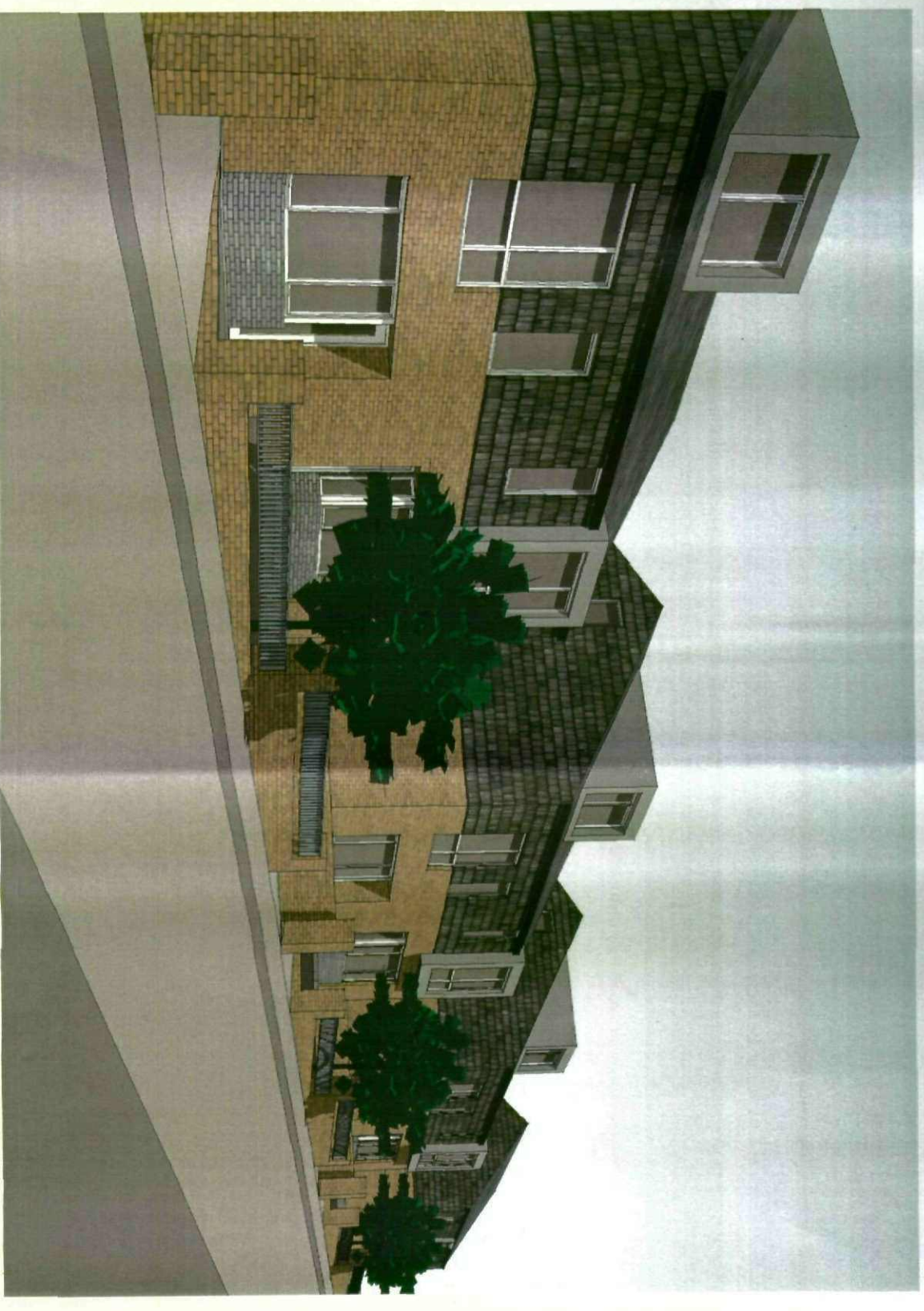
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- All levels are in meters above Ordnance Datum unless noted otherwise.
- The drawing must be read in conjunction with the Bill of Materials and the Bill of Materials from the Architect and other documents.

Oak Close, Hoyland

DESIGN AND ACCESS STATEMENT

JUNE 2010



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CLIENT**Guinness Northern Counties****ARCHITECT****Pollard Thomas Edwards architects**

1.00 INTRODUCTION

1.01 BACKGROUND

Pollard Thomas Edwards architects has been appointed by Guinness Northern Counties (GNC) to develop plans for 13no semi-detached houses: 9no 3-bed 5 person; and 4no 4-bed 6 person on a brownfield site at Oak Close, Hoyland. Previously, a flat blocks occupied the site, but these have been demolished.

1.02 DELIVERY

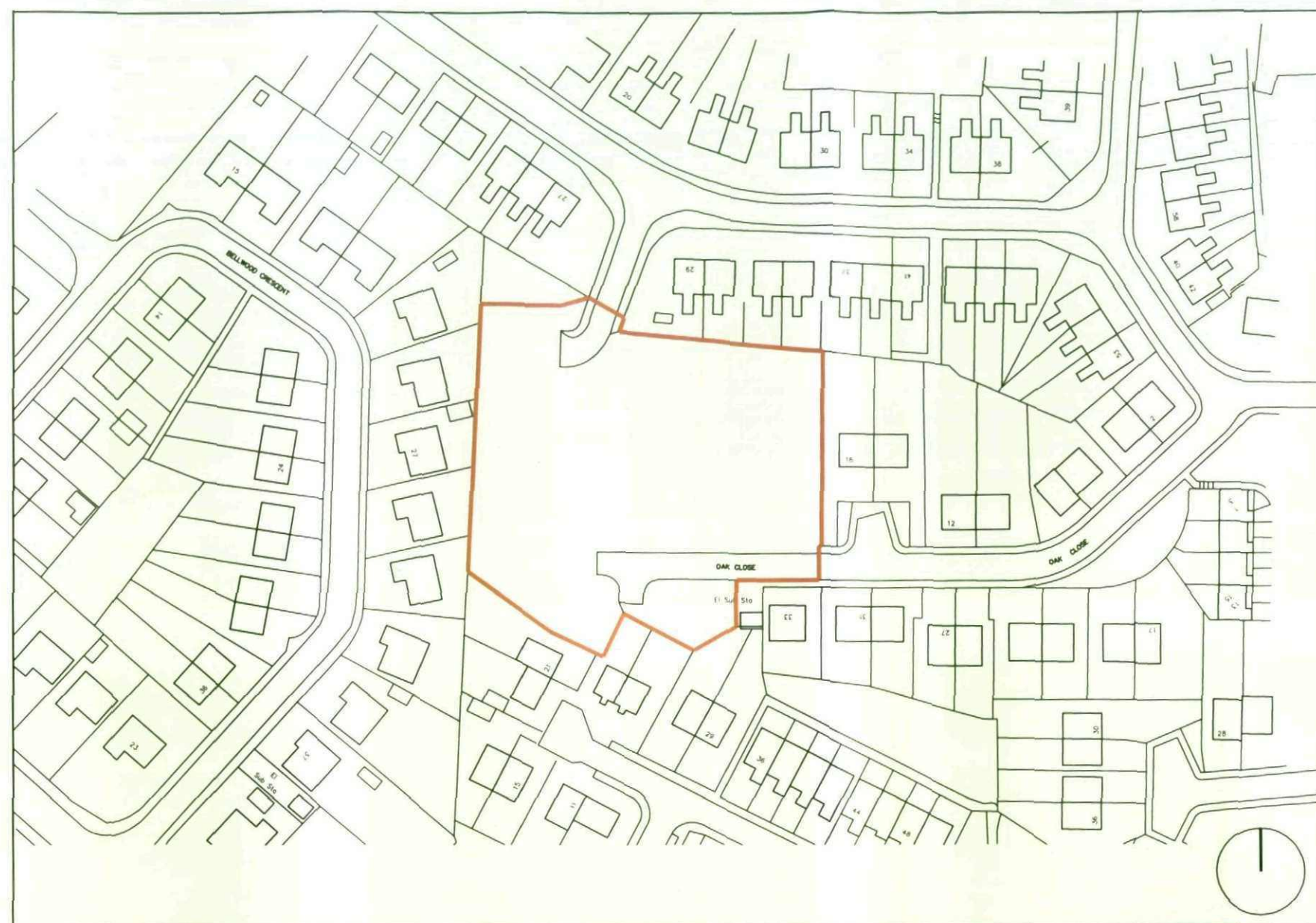
GNC has a vital role to play in achieving the objectives of providing affordable and shared ownership housing for Barnsley Metropolitan Borough Council on 3 sites at Oak Close, Wood View and Arundel View.

Due to the difficulties in trying to secure grant funding on Arundel View, Barnsley, it was agreed by the Local Authority and the Home Communities Agency (HCA) that GNC look at an overall programme rather than as individual sites in order to deliver low cost home ownership on two out of the three sites.

Arundel View and Wood View are to be developed as a single programme, with the proposals at Oak Close to follow on, resulting in a 2-year development programme.

All three sites have sale potential. However, after gaining a better understanding of the sites and given the sales and marketing initial sales figures and reports, we propose that Arundel View, [all bungalows] is to predominantly be for rent, Wood View, [all bungalows] is to be a 100% shared ownership scheme, and Oak Close [all houses] is to consist of a mixed tenure development, 60% rent and 40% sales.

GNC is committed to providing residents access to appropriate housing services and that positive action is taken to address existing disadvantaged communities and encourage a more inclusive society.



SITE PLAN, OAK CLOSE, ELSECAR

2.00 LOCATION & CONTEXT APPRAISAL

2.01 LOCATION

The site is in Hoyland, a village near Barnsley in South Yorkshire with a population of approximately 15,500 people. It was home to Milton Forge, an ironworks linked to the coal mines in Elsecar, but both the mines and forge have been closed since the 80s.

The setting is rural, with nearby local services and amenities including:

- Schools
- Churches
- Local Shops, Banks and Post Offices
- Tesco

Sheffield City (approximately 16 miles away)

2.02 CONTEXT

Oak Close is a residential street of traditional built semi-detached houses.

The site is a large, sloping brownfield site, with access only via Oak Close of approximately 0.4 hectares. We are proposing to join Oak Close with Springwood Road to enable residents easy access to their homes and to avoid creating a dead-end development.

Proposals for the site include hard and soft landscaping and the careful use of trees to provide seasonal variety, shade and privacy.

Surveys of the site are provided as separate documents and include:

- Tree Survey
- Site Investigations
- Remediation strategy
- Drainage proposals

2.02 NEIGHBOURING BUILDINGS / BOUNDARIES

In the immediate area surrounding the site sporadic development has produced an area inconsistent in style and materials. However, the following predominate:

- duo-pitched tiled roofs, grey in colour.
- external walls are predominantly brick (of no consistent colour), but with 'feature' materials, including render and timber boarding.

3.00 FACTORS INFLUENCING THE DESIGN

3.01 CONSULTATION

Barnsley Metropolitan Borough Council

Two meetings have been held with representatives of BMBC. Responses to any comments received have been incorporated within this application.

Highways

Level of financial contributions, road closures/stopping up order requirements and traffic calming measures to be confirmed with Barnsley Highways Department.

3.02 CORE DESIGN STANDARDS

In accordance with Guinness Partnership's Design Brief, the scheme will meet the following core design standards:

- Code for Sustainable Homes, Level 3 (minimum level)
- Housing Quality Index
- Secured by Design
- Lifetime Homes
- Building for Life



PHOTOGRAPHS OF HOUSES ADJACENT TO THE SITE

4.00 THE PROPOSED DESIGN

4.01 DESIGN

The proposed design is for 13no new affordable semi-detached homes.

The new homes will:

- Maximise use of steeply sloping site.
- Maximise potential views from main habitable rooms, by way of larger-than-average glazed openings to main habitable rooms.
- Provide a contemporary / crisp aesthetic which recognises and works with the main architectural characteristics of the immediate neighbourhood.
- Have enclosed private rear gardens.
- Have an outdoor shed for bicycle storage etc...
- Have outdoor clothes drying facilities.

4.02 MATERIALS

The palette of materials has been chosen on the basis of what will best harmonise with the area.

Consideration has been given to the design of all the key elements of the building, including:

- dark grey tiles to upper portion of walls and roof.
- corner window and recessed entrance in brick facade.
- dormer windows to second floor accommodation.

4.03 ACCESS

Inclusive Access

The new homes are designed to be accessible to all including the elderly and users of wheelchairs and pushchairs, and all homes are designed to Lifetime Homes Standards.

Despite the sloping site, all properties will have level access from the footpath to entrance gates and front doors.

Vehicle Access and Parking

Parking will accommodate two cars per dwelling and footpath widths will be in accordance with Guinness Standards. Vehicular access will be via Springwood Road and Oak Close.

Pedestrian Access

All homes are accessed directly from Springwood Road and Oak Close and each house has its own private entrance. There will be 2m wide footpaths to both sides of the road.

Refuse Collection

All new homes to have their own contained bin stores to the rear of each property - this includes the recycling bins required by Barnsley Metropolitan Borough Council. The bins are easily accessible for collection days.



STREET VIEW