

Barnsley Road, Goldthorpe DESIGN & ACCESS STATEMENT

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Typical layout showing front and side parking arrangements within plot curtilages

Introduction

This Design and Access Statement has been prepared by Hive51 Ltd on behalf of Hooper Homes for the proposed development of a site of forty-four (44no.) dwellings on a designated housing site on land off Barnsley Road, Goldthorpe. This document supports and demonstrates the following criteria:

❖ Compliance with the amended General Development Procedure Order (GDPO) and guidance given in the Department of Communities and Local Government (DCLG) circular 01/2006 (Guide on changes to the Development Control System).

❖ Sustainable development as set out in the National Planning Policy Framework (NPPF).

❖ This Design & Access Statement has been prepared in accordance with Barnsley Metropolitan Borough Council planning policies, Core Strategies and Development Management Policies DPD which forms the main part of the Development Plan for the borough. In addition, the following statutory planning documents which make up the Local Plan have also been reviewed as part of this application:

- Barnsley Local Plan (adopted January 2019)
- South Yorkshire Residential Design Guide (2011)
- Design of Housing Development (adopted 2019)

The purpose of this statement is to appraise the site and to demonstrate how the surrounding area and design concepts applied to the existing buildings, have influenced the design principles and access arrangement for these proposals.

The design concept responds to policy requirements and design aspirations outlined by the Local Authority and therefore reflect a thorough understanding of local circumstances.



This statement has been produced in accordance with the latest national guidance on design & access statements, including:

- Circular 01/06 'Guidance on 'Changes to the Development Control System' (DCLG, 2006)
- Design and Access Statements, How to write, read and use them' (CABE 2006, Revised ED 2007)

In order to describe and explain the design principles that have informed the appearance and scale of the proposals, this statement provides a wider context and background to the application before following the structure as outlined within 'Design and Access Statements, How to write, read and use them' namely:

- Use
- Amount
- Layout
- Scale
- Landscape
- Appearance
- Sustainability



Description

This document supports the proposed residential development off Barnsley Road, Goldthorpe to provide 44nr dwellings, associated infrastructure and landscaping.

The land is currently vacant and sits between existing residential properties and a recently constructed Aldi Supermarket.

The proposed development will have vehicular and pedestrian access off Barnsley Road. This is a full application; all details are to be considered within this application.

The Application Site

The site, which has an area of 2.92 acres (1.18 hectares), sits between established residential properties off Holly Grove to the east and a recently constructed Aldi Supermarket to the west. The northern boundary of the site runs adjacent to the A635 Deane Valley Parkway.

Regarding Principal of Development, planning permission was granted in 2014 (2014/1020) for a foodstore and residential development. Although this permission has now expired it is indicative of the acceptability of residential development in this location. Further, the site is allocated as Urban Fabric in the Local Plan where there is a presumption in favour of sustainable development.

The site is located within Goldthorpe, which is a main bus corridor between Barnsley town centre and Doncaster and Rotherham town centres. Goldthorpe train station is also located 600m due east of the site. The location also benefits from a range of local services in Goldthorpe, including Primary and Secondary schools.



Aerial View of the application site showing the food supermarket to the west and established residential area to the east

Development Principles – Use

All proposed dwellings (44no.) are to be of traditional construction intended for open market purchase.

Development Principles – Amount

This application consists of 12nr. 2 Bedroom house types and 32nr. 3 Bedroom house types. The density of the scheme equates to 17 units/acre (41 units/hectare) and has a density of 15526 ft²/acre (38366 m²/hectare).

House Type	Occupancy	Type	GIA		No.
			m ²	ft ²	
HL67	2 Bed	2 Storey	67.64	728	10
HL70	2 Bed	2 Storey	72.68	782	2
HL85	3 Bed	2 Storey	84.64	911	7
HL89	3 Bed	2 Storey	89	958	8
HL95	3 Bed	2 Storey	89	958	6
HL97	3 Bed	2.5 Storey	97.44	1049	9
HL115	3 Bed	2 Storey	121	1302	2

Development Principles – Layout

The design of the layout has evolved following comments regarding previously submitted applications for the site. An existing rising main crosses the site close to the northern boundary which has been taken into account with the layout. Side aspect house types have been introduced at focal points in the site in order to provide further interest within the street scene as well as providing natural surveillance.

Private parking arrangements vary across the scheme. Each dwelling will have allocated parking within its plot curtilage. These



will be located either in front of the property or alongside the property to break up the street scene.

A level access into all the properties will be provided. A double garage also compliments the street scene facing Barnsley Road, accessed from the shared access area.

A pumping station will be necessary on site for foul and surface water purposes and will be located discreetly in the north-west corner of the site alongside the sites SUD's provision that is also located in its most logical position.

Development Principles – Scale

The proposed residential properties are predominantly 2 storeys in height, with a small proportion of 2.5 storey house types. The house type mix includes a selection of 2 and 3 bedroomed properties, set in detached, semi-detached and townhouse groupings. The applicant has recently completed or commenced similar developments in Barnsley, Doncaster and Rotherham and has found this house type mix to be very popular, especially to first time buyers.

It is proposed that all properties are set to adjacent ground levels wherever possible to diminish the effective overall height of these buildings. Given the context of the area to which development is proposed it is considered that this is a realistic interpretation of scale for the development.



Proposed street scene facing Barnsley Road.

Development Principles – Landscape

There are trees and hedges both on and just outside the boundaries of the site, however the centre of the site is clear. All the trees on the site which are in a safe condition are to be retained and remain unaffected by the proposed development. Any gaps within the existing hedges will be planted with native species.

The landscape proposal will provide strong landscaping throughout the site using high-quality planting to define ownership boundaries and provide softening and greenery to the residential environment.

Trees will be planted to enhance the character of the scheme and other planting such as native/semi native species, ornamental shrubs and indigenous hedgerows will also be incorporated where possible.

Provision of a surface water attenuation pond will enhance the green space area further supports the development providing a high-quality scheme with enhanced character.

Areas of hardscape frontages are proposed to be tarmacadam to reflect the surrounding properties. Parking zones will be broken up by tree planting and finished with tarmacadam to create an attractive streetscape. Footpaths to the houses will be concrete paving slabs in stone effect colour. The paving will indicate a transition towards private space away from the public footpaths in tarmac. The paving will then continue to provide rear access and patios for the houses. Hard landscaping will be limited to the driveways within the curtilage of the units. Traditional driveways to the side of some units will provide tandem parking bays to minimise visual impact of parking at the front of the units.

Rear gardens will be either seeded or turfed.



Development Principles – Appearance

The design looks to build on the issue of street types, scale and setting to ensure that the street context accurately reflects the character of the area of the site. The desire is to ensure that the scale and profile of the street are compatible with the existing housing within the locality. It is key to ensure the proposals reflect an element of legibility through the site where new housing both complements and contrasts the slightly wider more traditional style of the existing housing stock.

Good character should be fit for purpose, durable, well built, taking into account its context and surroundings and be pleasing to the mind and to the eye. Successful architecture is not a question of style and this Design and Access Statement does not envisage a restrictive architectural approach. The important matter is that buildings should take account of their location in the overall setting of the place and the adjacent context to their architecture.

Buildings must positively address their routes and spaces adjacent to them in a manner which reflects the hierarchy of those routes and spaces. Focal points in the layout should be strongly addressed, with buildings being clearly defined and boundary treatments designed in an integral way and not left to change. Roof form, pitch and detail will vary creating an informal and varied roofscape.

A feature of the proposed housing is the street facing gable with a dual aspect elevation. The gables are used within the scheme to add variety and visual richness to the roof profiles and punctuate the development.

Half-rendered front elevations will be used at key buildings to provide a striking and attractive contrast whilst complementing the render to the existing housing adjacent to the site.

Landscaping will be used to the front of properties to create a softer appearance and to ensure the appearance of the buildings remain the focus. Roof profiles are designed to evoke and reference the surrounding buildings. This is achieved by breaking up the roof lines through varying heights of adjoining and neighbouring buildings.



Typical house type elevation

Development Principles – Sustainability

The proposed dwellings are to be of traditional construction using locally sourced materials where possible and will be highly efficient and air- tight, ensuring that workmanship is of the highest quality.

All properties are generous in size and meet the minimum internal space standards laid out in the South Yorkshire Residential Design Guide as well as Approved Document M4(2) for accessible and adaptable dwellings.

