Wood View, Elsecar

DESIGN AND ACCESS STATEMENT

JUNE 2010



PTEa

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 8no bungalows on a brownfield site at Wood View, Elescar, Barnsley. Previously, a combination of houses and bungalows were on the 0.2 hectare site, but they were demolished in the early 90's.

The site is intended for 8no semi detached 2 bed affordable bungalows, all intended to be 100% shared ownership.

1.02 DELIVERY

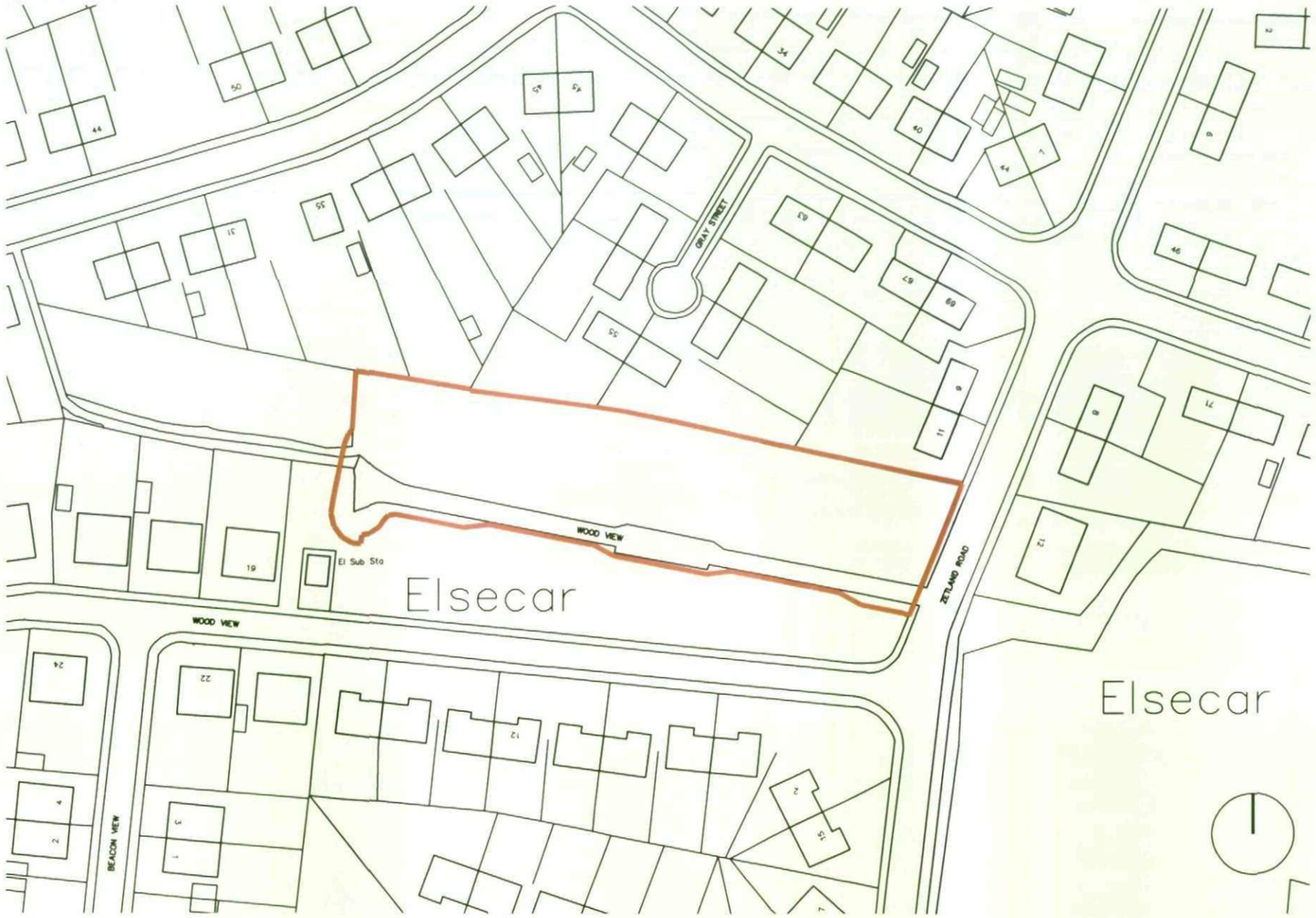
GNC has a vital role to play in achieving the objectives of providing affordable and shared ownership housing for BarnsleyMetropolitan Borough Council on 3 sites at Oak Close, Wood View and Arundel View.

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, WOOD VIEW, BARNSLEY

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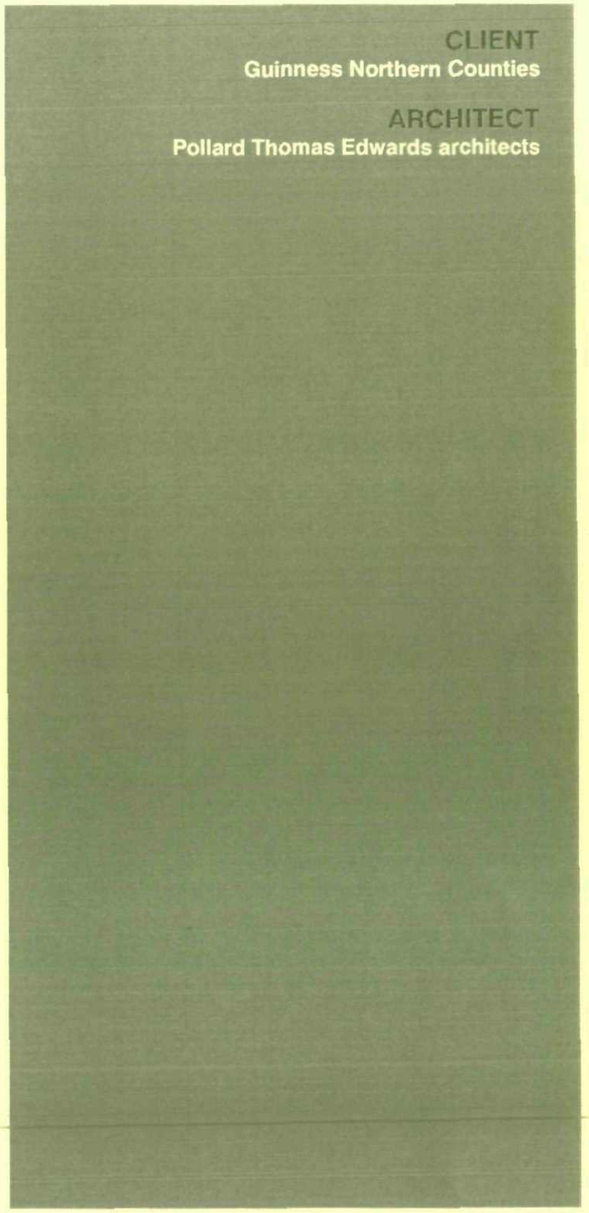
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CLIENT
Guinness Northern Counties

ARCHITECT
Pollard Thomas Edwards architects



2.00 CONTEXT APPRAISAL

2.01 LOCATION

The site is in Elsecar, a village in Barnsley in South Yorkshire, England with a population of approximately 2400 people. It was, for many years, a coal mining village until the widespread pit closures during the 1980s.

The setting is rural. There is considerable green space close to the site as well as nearby parks and sports fields.

Additional local services/amenities include:

- Schools
- Churches
- Local Shops, Banks and Post Offices
- Tesco and Morrison supermarkets (approximately 5 miles away)

Sheffield City (approximately 15 miles away)

2.02 CONTEXT

Wood View is a long narrow brownfield site, fronted to the South by a public green space. It borders Wood View Road and Zetland Road to the East. There is no access to the site from the North or West.

The site itself has few trees, none of which are protected by TPOs. Proposals for the site include hard and soft landscaping and the careful use of trees to provide seasonal variety, shade and privacy.

Coal Authority records of the site show an abandoned mine shaft on the line of a gas main to the South of the property. Due to the gas pipe, Eastwood&Partners Consulting Engineers could not investigate the mine shaft, however, it is outside any site development. Further investigations/necessary action will take place should planning approval be granted. The report by Eastwood & Partners is provided as a separate document.

2.03 NEIGHBOURING BUILDINGS / BOUNDARIES

Two distinct styles of development are evident in the area immediately surrounding the site. Immediately to the front and rear of the site the first (earlier) phase of development is characterised by bungalows and houses constructed from red brick and hipped roofs finished in a red plain clay roof tile.

The second (later) phase of development further along Wood View, but still in view of the site, is characterised by houses and bungalows, this time constructed from a pale coloured stone / stone-effect brick and gabled duo-pitched roofs finished with a grey coloured interlocking concrete tile.









SITE AND SURROUNDING AREA



3.00 FACTORS INFLUENCING THE DESIGN

3.01 CONSULTATION

Barnsley Metropolitan Borough Council

Two meetings were held with representatives of BMBC and there were no objections to these proposals.

Highways

In a meeting with Highways, they confirmed that the road for the proposed development was adopted. Any works to the highway would need to be completed under a Section 278 Agreement.

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
- Wheelchair Design Guide

4.00 THE PROPOSED DESIGN

4.01 DESIGN

The proposed design is for 8 new affordable two-bed bungalows.

The new homes will:

- Maximise use of gently 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 private 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 and bay windows and recessed entrances in brick facade.

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.

The site slopes from West to East, but all properties will have level access from the footpath to entrance gates and front doors.

Vehicle Access and Parking

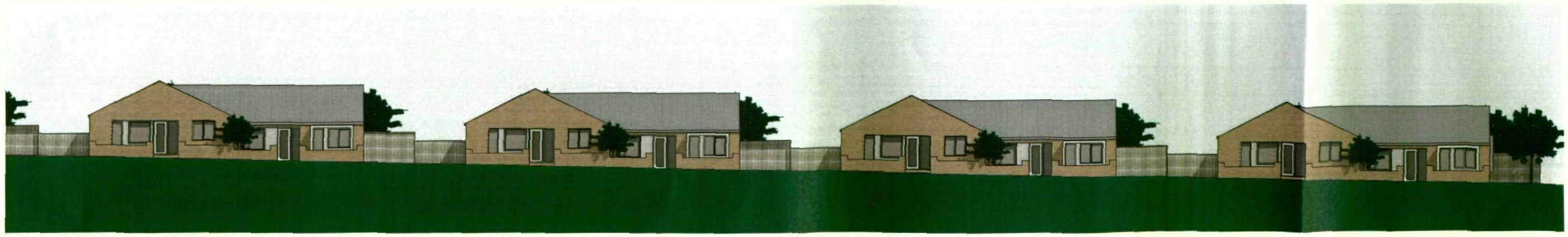
The site has a high level of accessibility. It is close to Elsecar rail station and has bus stops on nearby Fitwilliam, Wath and Cobcar streets. 2 No. off-street parking spaces will be provided for residents of Wood View. Some highways improvement work is necessary to ensure that vehicles can pass safely and refuse / delivery vehicles can turn safely. A new footpath will be constructed to the North of the existing highway - currently no footpath exists.

Pedestrian Access

All homes are accessed directly from Wood View and each house has its own private entrance.

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 SCENE