

DESIGN & ACCESS STATEMENT

Land off Matlock Road and Bakewell Road, Athersley

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INTRODUCTION

This document describes the thought processes, concept development and technical considerations associated with proposals for the redevelopment of a site between Matlock Road and Bakewell Road. The site is located immediately to the north and west of the Church of the Blessed Sacrament, who own the site.

The structure of the document is based on the guidance produced by CABI and the more recent South Yorkshire Residential Design Guide - January 2011. This document requires Design & Access Statements to demonstrate how the proposed development adheres to the principles of Building for Life.

The report is divided into the typical sections required for a Design & Access Statement, but in addition it includes a section on sustainability. At the beginning of each section the relevant Building for Life Criteria are noted in the grey box to aid understanding.



THE SITE AND ITS SURROUNDINGS

The site is located to the north of Barnsley centre in an area known as Athersley that is situated to the north of the A61. The site is located between Matlock Road and Bakewell Road and is situated immediately to the north and west of the Church of the Blessed Sacrament, who own the site.

The site is an L-shaped parcel of land that was previously used as a local amenity space. In 2011 The church decided to provide play facilities for local children on the site. The facilities included a multi-use games area, children's playground and a BMX track. However, the site has been subject to significant anti-social behaviour that unfortunately led the church to close the facility in 2012.

The site is currently bounded by a variety of metal palisade fencing. Gated access into the site was possible off Matlock and Bakewell Road, but is now permanently locked. There are a number of trees on the site that are located adjacent to the boundary fences. The trees are assessed within the Tree Survey that accompanies the application.

Immediately to south of the site is the church itself and the presbytery. The church is single storey in height, constructed from red brick and has a predominantly pitched tiled roof. There are some single storey flat roof additions at the eastern end and a single storey link between the church and the presbytery. The adjacent presbytery is two storeys in height, constructed with red brick and sits under a pitched tiled roof. The remainder of the site is bounded by residential development. To the north and south are single storey bungalows constructed in a brown brick under a pitched tiled roof, whilst to the east and west are two storey houses constructed in red brick under a pitched tiled roof.

Immediately adjacent to the northern and southern boundaries of the site are two un-made public footpaths. The southern footpath (no. 69) is currently gated to prevent access, whilst the northern footpath (no. 68) is not and is subject to anti-social behaviour.



View across the site towards the two storey housing on Bakewell Road



View of the bungalows to the south of the site



Aerial view of the site



View west across the site from Matlock Road

DESIGN PROPOSALS

Use and Amount

Q4 Meeting local housing requirements
Does the development have a mix of housing types and tenures that suit local requirements?

Use and amount

Following the demolition of the existing buildings, 15 affordable bungalows will be provided in an existing residential area close to existing local facilities. The proposed mix of units is as follows:

4no. 1b2p bungalows
11no. 2b3p bungalows

The bungalows will be restricted for uses by the “over 55’s”. The tenure mix of the development reflects the local communities needs of older residents in the area.

Layout

The proposed site layout has been designed to reflect the urban grain of the surrounding area by orientating the units to face onto Matlock Road at the eastern end of the site

Layout

Q1 Connections
Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

Q6 Working with the site and its context
Does the scheme take advantage of

existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Q7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are the buildings designed to turn street corners well?

Q8 Easy to find your way around
Is the scheme designed to make it east to find your way around?

Q9 Streets for all
Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Q10 Car Parking
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Q11 Public and private spaces
Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Q12 External storage and amenity space
Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

and Bakewell Road to the west. In addition, access to the central area of the site is achieved off Bakewell Road, where a mews court arrangement provides access to the five units whilst also enabling a secondary access to the presbytery. This approach also allows for direct lines of sight along the streetscene and to discretely accommodate turning heads for refuse vehicles.

All the units are positioned to face onto the street to provide natural surveillance and vitality to the streetscene. All plots accommodate off street parking to the front

or side of the bungalows, and where possible, soft landscaping has been provided to soften the appearance of the streetscene. All rear gardens are enclosed to provide gated and secure private amenity space in accordance with Secured by Design principles.

The properties are provided with adequate refuse storage for multiple bins to assist recycling. Low brick walls with railings to the front of the units provides demarcation between the public and private realm.

As part of the redevelopment of the site it is proposed to close Footpath no.68 adjacent to the northern boundary of the site. This strip of land will then be incorporated into the garden areas of the proposed units. This has the wider benefit of removing anti-social behaviour along this footpath. An application for the extinguishment of this footpath is to be lodged to Barnsley Metropolitan District Council.



Scale & massing

Q1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

Q5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Scale & Massing

The proposed residential units are single storey in height, which reflect the scale of the surrounding houses to the north and south of the site. The simple form of the bungalows responds to the surrounding context, reflecting the projections on the buildings opposite and creating relief to the façades.

Appearance

Q5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Appearance

All units are constructed with a combination of red and buff brick features under a pitched concrete tile roof. This simple palette of materials utilises examples in the vicinity of the site. The elevations have been designed to follow a simple design aesthetic. The projecting bay and canopy above the entrance door add interest to the facade.

Landscaping

Q6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Q11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Landscaping

Soft landscaping within the proposal is limited to the private garden areas of the individual units. A landscaping scheme will be provided to front of the bungalows to soften the appearance of the street scene and replacement trees will be provided following the removal of the poor quality trees from the site. The rear garden sizes comply with the requirements as set out in the South Yorkshire Residential Design Guide. Hard landscaping will be limited to the driveways within the curtilage of the units. There are no areas of public space within the site.



Planning Context

The new development will provide 15 bungalows. The siting and orientation of the proposed units have no impact on the amenity of the surrounding residents. Also, the proposed development consists of semi-detached single storey units which reflects the form and height of the surrounding houses. As a result it is considered that the layout, form and design of the proposal accords with Policies CSP2, 3, 5, 14, 15, 25 & 29 of the Core Strategy and Residential Design Guide SPD.

In curtilage driveway parking is provided for all units, which accords with guidance contained within the Parking Standards SPD.

SUSTAINABILITY

The units have been designed to achieve Code for Sustainable Homes Level 3 and incorporate a number of sustainable features;

- Improved building fabric in relation to insulation and thermal cold bridging
- Water butts to aid water recycling/ reduce water consumption
- Measures to reduce the consumption of potable water
- Designated multiple bin stores to help aid recycling.

ACCESS

Access

Q1

Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

Q2

Facilities and Services

Does the development provide (or is it close to) community facilities such as shops, schools, workplaces, parks, play areas, pubs and cafes?

Q3

Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

Q8

Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Q9

Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Q10

Car Parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

A bus stop is located close to the site on Bakewell Road, which provides access to local areas and to the wider area.

The mews court highway arrangement allows pedestrian priority over vehicles and the scheme provides in curtilage parking spaces for vehicles. In addition, two visitor spaces are provided within the mews court.

Close to the site at the Rotherham Road/ Carlton Road is a local convenience store, whilst further away at the Laithes Lane/ Wakefield Road junction are a collection of local amenities, including a food store and a post office.