

DESIGN & ACCESS STATEMENT

5 AFFORDABLE FAMILY HOUSES CROFT AVENUE, ROYSTON

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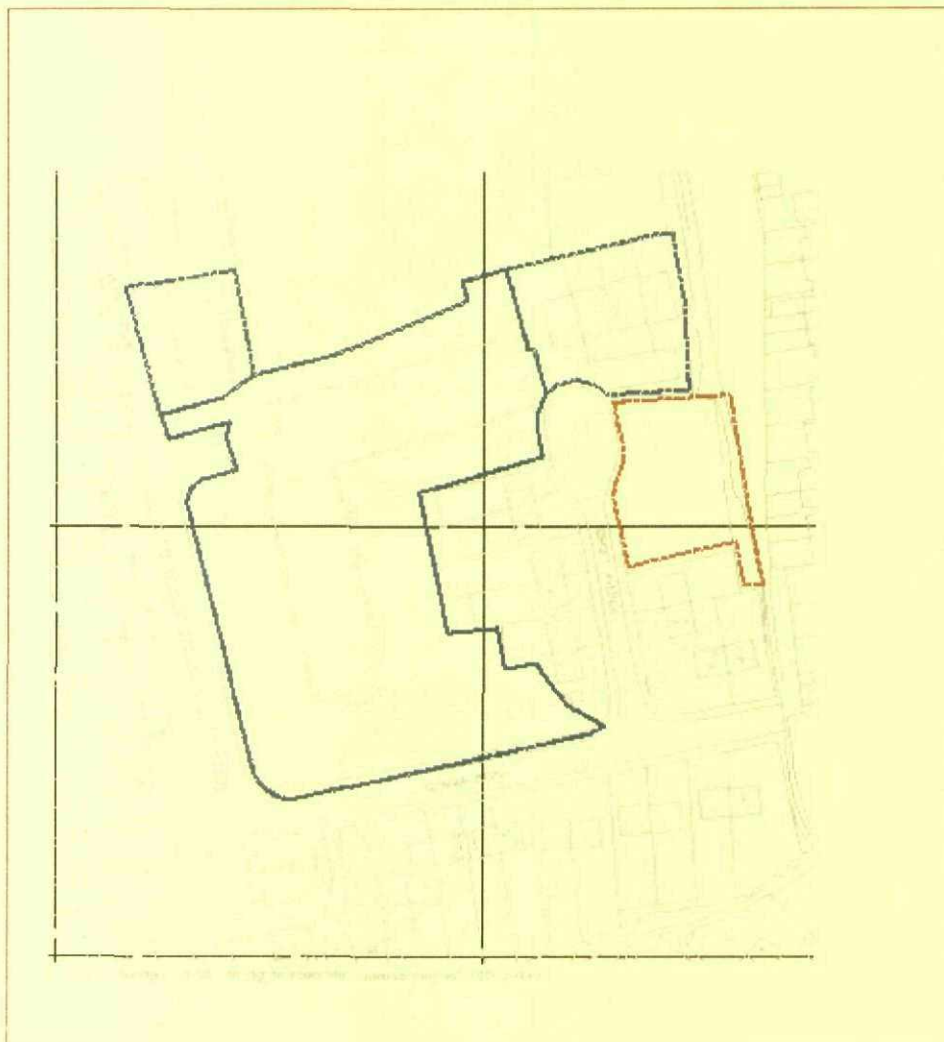
1.0 Site

1.1 Summary

The scheme involves the construction of 5 affordable family houses on land off Croft Avenue, Royston. At this stage it is proposed that all the houses are offered for shared ownership although *one or more* could be converted to affordable rent if sales fail to materialise

1.2 Site

LOCATION PLAN



The site (753m2, 0.186 Acres) fronts onto Croft Avenue cul-de-sac, and lies between inter-war semi-detached houses to the south and a public footpath and new bungalows (under construction in aerial view below) to the north. A public footpath passes the rear of the site.

AERIAL VIEW



VIEW FROM NORTH EAST CORNER OF SITE



2.0 Planning Policies

2.1 UDP

The sites are small infill sites within a housing settlement area, and are allocated for housing in the current Unitary Development Plan.

2.2 Greenspace

They do not feature on the BMBC greenspace register.

2.3 Existing use

The site currently vacant; previous use was housing, which was demolished a number of years ago. There are no rights of way across the site.

3.0 Need

3.1 Need

The Housing Needs Assessment 2008 identified a need for 270 affordable homes in the North East ward by 2012. This figure is increased to 282 by 12 anticipated right-to-buys and demolitions.

These 5 properties would form part of a proposed NAHP programme of 26, which still leaves a shortfall of 266.

Royston falls within the Green Corridor Growth Area, and is a principal market town.

4.0 Consultation

4.1 Planning

Steve Kirkham has been involved in the development of the design, and the layout was considered to be acceptable at a meeting at Westgate House on 13th July 2010.

4.3 Highways

Barbara Wilson was consulted at the same meeting and had no objections to the proposal from a Highways perspective.

5.0 Implications for design

5.1 Opportunities

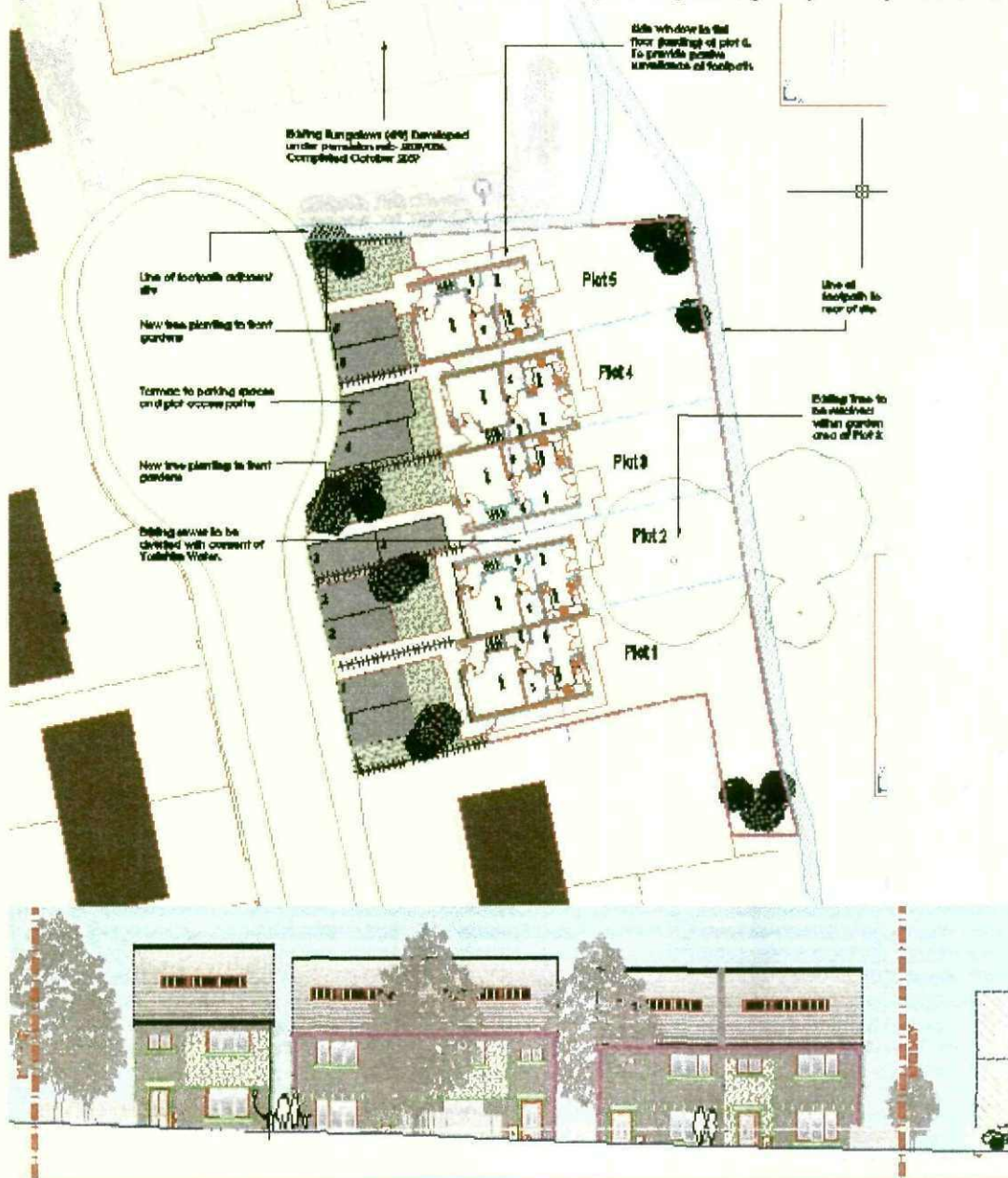
The scheme gives an opportunity to complete the redevelopment of the Doles Ave/ Croft Lane area demolition area, and satisfy an identified housing demand in the area.

5.2 Constraints

The planning officer is keen that the scale of the houses is similar to that of the existing semi-detached houses on Croft Ave.

6 Design- Building for Life questions

This is the designer's assessment of how the scheme meets the 20 Building For Life questions. Points have been awarded as follows: yes- 1 point; partly- 0.5 points; no- 0.



6.1 Does the scheme feel like a place with distinctive character?

0.5: The scheme blends a small palette of materials and stepped facades but not make a truly distinctive impact on the street.

6.2 Do buildings exhibit architectural quality?

0.5: The scheme offers a modest, carefully detailed façade to Croft Avenue.

6.3 Are streets defined by a well-structured building layout?

1.0: Houses face existing road

6.4 Do the buildings and layout make it easy to find your way around?

1.0: Buildings face existing road.

6.5 Does the scheme exploit the existing buildings, landscape or topography?

1.0: The tree to the rear of the site is to be retained.

6.6 Does the building layout take priority over the roads and car parking, so that the highways do not dominate?

0.5: Frontage parking dominates to some extent.

6.7 Are the streets pedestrian, cycle and vehicle friendly?

1.0: The existing cul-de-sac is pedestrian, cycle and vehicle friendly.

6.8 Is the car parking well integrated and situated so it supports the street scene?

0.5: Frontage parking dominates to some extent.

6.9 Does the scheme integrate with existing roads, paths and surrounding development?

1.0: Properties face existing roads, and existing paths are maintained.

6.10 Are public spaces and pedestrian routes overlooked and do they feel safe?

0.5: A window has been provided overlooking the side footpath, but security concerns mean that a 1800mm high close boarded fence has been provided to the rear garden boundaries.

6.11 Is the design specific to the scheme?

0.0: Only a limited number of bespoke items in scheme.

6.12 Is public space well designed and does it have suitable management arrangements in place?

1.0: Public spaces are adopted.

6.13 Do buildings or spaces out perform statutory minima, such as Building Regulations?

1.0: The scheme will meet not less than Code for Sustainable Homes level 3 which includes a requirement to improve on Building Regs' energy efficiency standards by not less than 25%.

6.14 Has the scheme made use of advances in construction or technology that enhances its performance, quality and attractiveness?

1.0: Photovoltaics provided to roof.

6.15 Do internal spaces and layout allow for adaptation, conversion or extension?

1.0: All internal walls are to be made from studwork so future adaptation or conversion could be undertaken.

6.16 Does the development have easy access to public transport?

1.0: See item 7.1.

6.17 Does the development have any features that reduce its environmental impacts?

1.0: The scheme will meet Code for Sustainable Homes level 3 where the overall design and specification is scored against a range of environmental measures including low water use fittings, low energy use, additional recycling facilities, features that encourage wildlife, etc.

6.18 Is there a tenure mix that reflects the needs of the local community?

1.0: The tenure mix reflects the need identified in the Housing Needs Survey.

6.19 Is there an accommodation mix that reflects the needs and aspirations of the local community?

1.0: The tenure mix reflects the need identified in the Housing Needs Survey.

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

1.0: Properties are within 400 metres of Meadstead Infant school and within 600 metres of the shops in Royston.

Total score 16.5 /20

7 Access

7.1 Access

Residents will have good access to public transport and local facilities; there is a public footway and highway fronting the site, which is within 250 metres of a bus stop, and within 600 metres of the shops in Royston. Buses Nos 57 & 59 run to & from Barnsley, with a frequency of:

morning 20 mins, afternoon 5-15 mins, evening 35-45 mins

8 Refuse/recycling

8.1 Bin/ recycling strategy

Properties will have sufficient level access bin area to rear to meet Local Authority doorstep recycling standards.