Site of The Lundwood, Pontefract Road, Lundwood, Barnsley
DESIGN STATEMENT

Residential Development

On behalf of Tribeka

DESIGN GUIDE

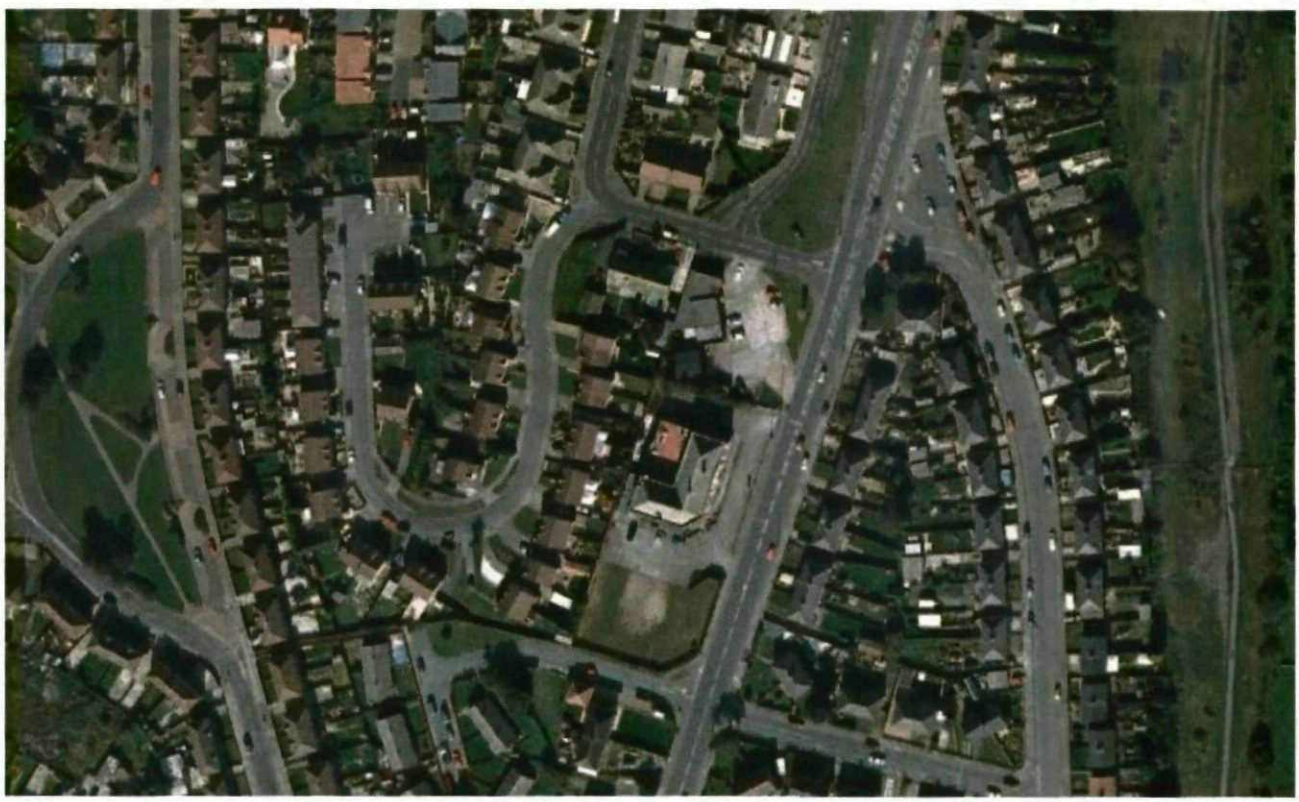
RESIDENTIAL DEVELOPMENT AT THE LUNDWOOD, PONTEFRACT ROAD, LUNDWOOD, BARNSLEY S71 5JH

Development proposals

The development consists of:

- Demolition of existing former Lundwood Public House
- Construction of 14no. terraced dwelling houses
- All highways and parking in association with the above.

SITE LOCATION



Lundwood is situated to the East of Barnsley in South Yorkshire approximately 2 miles out from the centre as the crow flies and approximately 3 miles by road.
The site is well served by an excellent public transport system to the city and the rail network and thereby the region beyond.

The site is the land associated with the former licensed premises known as 'The Lundwood' on Pontefract Road. There are currently no tenancies on any of the land.

The site has been subject to some interest from developers in the last few years, none of which have been successful due to their desire to overdevelop the site. The current applicant has therefore decided to make the application in order to assist with the sale of the site.

The site has an area of approximately 0.2997 ha (2997.0 square metres or 0.741acres)

The boundaries are, to the North the Wilko Motosave pitch and to the East Pontefract Road. The West of the site is bounded by the rear gardens of Nos. 3 to 25 Poplar Grove. To the South the boundary is formed by Barrington Place.

The site has gentle change in level across North to South. There is a level difference of approximately 4.0m from the highest (N) to lowest (S) points of the development site. Over the total length of the site (82.0m) this is a slope of approximately 1:20

Aerial View of the Site from the West



Aerial View of the Site from the East



Aerial View of the Site from the South



Aerial View of the Site from the North



The immediate area around the site has a variety of buildings the majority of which are residential terraced, detached or semi-detached properties of various types and ages. Lundwood is served by several educational establishments the closest being the Priory School and Sports College on Littleworth Lane. Also on this road is the Children's Centre and nearby is access to the playground.

Retail in the area is based around Pontefract Road about 300.0m South of the site. Employment opportunities in the immediate area are provided by the large number of glass works and Premier Foods amongst other on the Carlton Industrial Estate.

There is no evidence of any prehistoric, Roman or early medieval activity in the area and it is highly unlikely that archaeological remains are to be found under the site.

The population of the Lundwood area is very much family oriented with many detached and semi-detached dwellings with large gardens.

Many of the existing buildings in the immediate vicinity are two storeys with some loft conversions.

Lundwood is very well served by public transport with bus stops for both directions within 150.0m of the site. Public transport gives easy access to the Transport Interchange and Railway Station in Barnsley Centre. The site is therefore very well connected regionally and nationally.

STATEMENTS:

Flood Risk

The site is in an elevated position in the landscape and is therefore not at risk of flooding. Likewise the site has a very large area of permeable surface and its development is unlikely to cause flooding elsewhere in the vicinity. The proposals include an increase of permeable surface.

Access

The existing site is accessed in two locations where vehicles cross the footway into an existing car parking area.

Ecological

Other than the former pub and car park, the rest of the existing site area is over covered with grassland.

Noise Impact

The site is not located near to any existing noise impact uses and it is therefore unlikely that the new use of residential dwellings will result in complaints of existing noise generated from established neighbours.

Transport

The development has less than 80No. residential units and therefore Transport Assessments and Travel Plans are not required.

The nearest bus stop is less than 125.0m away. Bicycle parking will be available with the dwellings and travel passes could be issued to residents not wishing to own a motor car.

Tree Survey

There are presently no trees on the site.

Disabled Access Statement

A separate document is included which details the measures taken to make sure the entire development is fully accessible to disabled users.

DEVELOPMENT PROPOSALS

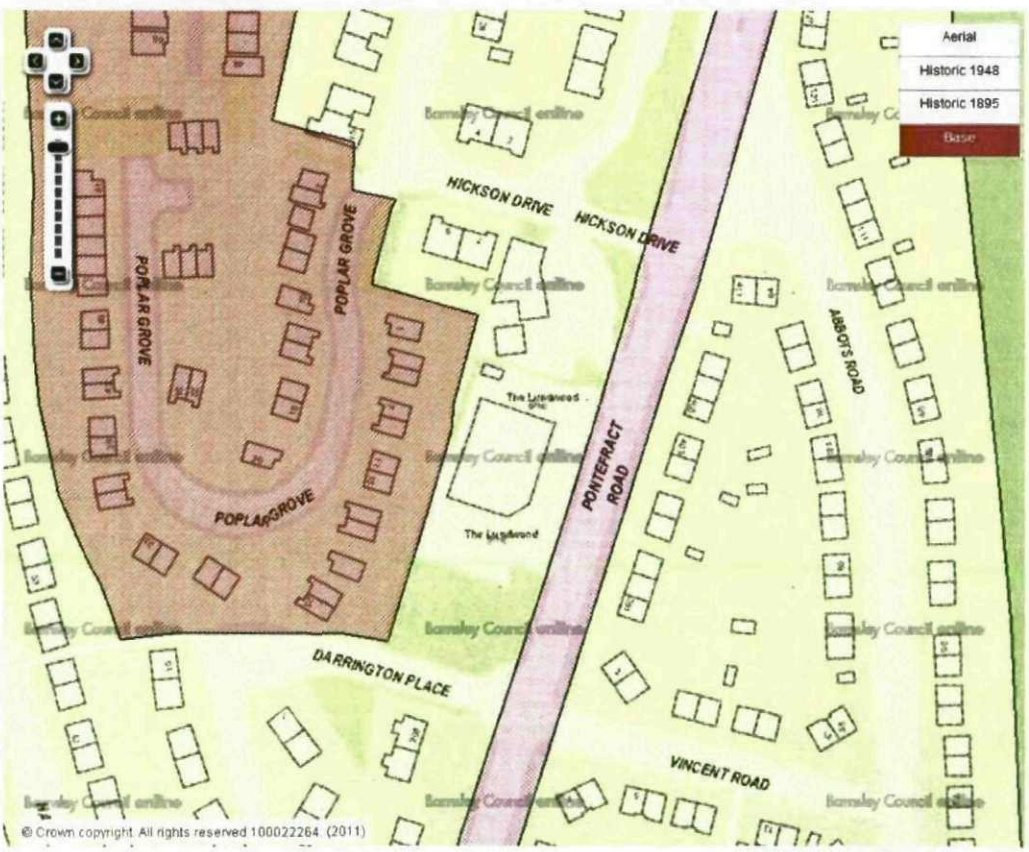
The process by which the client and their consultants have arrived at the current redevelopment proposals are set out below.

The proposals are to demolish the existing former public house. 14no. two storey terraced dwellings will be built on the site vacated by the demolition. Two of the existing points of access will be retained and a new private accesses will be built to give access the new houses. Parking spaces will be provided for the occupants of the new dwellings – 21no. spaces in total for 14no. dwellings.

Planning Policy and Consultation with the Local Authority

The policies which apply to the site and the agreements reached in the meetings are briefly outlined below.

The following extract from the Barnsley UDP shows that the area of the site has two distinct use classes for development.



The pale green is the residential zoned area and orange hatched area is zoned as mixed use. No part of the site is in the Greenbelt.

The scheme has been designed with these use classes in mind.

The entire site is zoned as residential and as such has been designed as 14no. dwelling houses in accordance with UDP H10 and the proposed LDF.

The proposals include a total of 14no. dwelling houses and therefore the council is expected to include a condition that will require the houses to comply with Code for Sustainable Homes Level 3 (required for schemes with 5 or more dwellings). The detail design of the scheme will take this into account. The Agent for this application, Coda Studios Ltd., are qualified Code Assessors and will be able to provide sustainability input into the final construction designs.

The development will be of high design standards with respect to quality of materials, siting, scale and massing and consideration of the surrounding existing buildings.

The applicant's view of the development is that it should be of the highest quality of design.

The design will respect the character of the older buildings in the area taking its lead from the more recent brick built terraced and semi-detached houses in the immediate vicinity.

Design

From the outset the important issues regarding the design were :-

- The importance of the existing built heritage assets and the desire to maintain or enhance their setting and avoid intrusion upon their setting.
- Strike a balance between existing and new buildings.
- Remove neutral buildings or negative impact sites and make use of a site that is currently vacant.
- Use traditional materials or ones appropriate to the vernacular.

All the above have been achieved

Built Form

The buildings which form part of the proposed development are briefly described below.

Car Parking Areas – it is intended that these will be surrounded by low stone walls and timber gate features will be surfaced with oil resistant cobble setts for permeability and minimum impact and appearance.

Dwelling Houses – 14no. houses. The houses are of a similar type which gently step down the site following the incline of the landscape. All have a front drive and garden area. To the rear of each house there a garden which is 10.0m in length.

The end house which faces onto Barrington Place has an extended feature gable which adds interest to the street scene. It also has additional windows which are designed to assist with security by providing views onto the road in an otherwise unobserved area.

The houses are proposed to be in a soft orange /red brick with grey tile roofs. Window and other openings in coloured uPVC. The layout of the properties will be in the form of 3 separate terraces, two having 5 dwellings and one with 4 dwellings. All roof details will be standard and built to gable styles as with the newer dwellings in the area.

Overview

The proposed redevelopment makes a very significant positive contribution to the area. The development will remove unappealing buildings and uses, and create respectful and contextual buildings which offer a variety of amenity and uses much sought after. The buildings will be high quality in design and materials appropriately massed and scaled and striking a sensitive balance with their neighbours. The new use will promote and encourage a vibrant community in the close knit residential neighbourhood.