

Design & Access Statement

Land off High Street, Great Houghton
July 2021



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Harron Homes in support of a full planning application for 90 dwellings with associated infrastructure on land at Manor Farm, Great Houghton, South Yorkshire, S72 0AZ.

This statement should be read in conjunction with the proposed drawings and application forms submitted as part of this full application submission.

This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("the DMPO"), which sets out the requirement for certain planning applications to be accompanied by a Design and Access Statement.

This statement follows the detailed requirements of the DMPO which states that a design and access statement must:

- “(a) explain the design principles and concepts that have been applied to the development
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) explain how any specific issues which might affect access to the development have been addressed.”

The ethos of the design is to:

- Create a sustainable residential development that supports the existing community and respects the positive features of the site;
- Create a legible and attractive place with a sense of identity;
- Create a high-quality living environment;
- Provide a well-planned layout with the creation of pleasant and well-designed streets and spaces.



2.0 AREA AND SITE ANALYSIS



The site is located off High Street, in Great Houghton, South Yorkshire, approximately 8.5km east of Barnsley town centre (see Figure 1 Key Plan). The centre of the site is located at National Grid Reference SE 42935 07028. The site covers an area of approximately 3.1 hectares.

The boundaries of the site were hedgerows to the north, east, and west, and an unmarked boundary through the existing farmyard to the south. Another hedge row ran south-west to north-east between the two fields that make up most of the site.

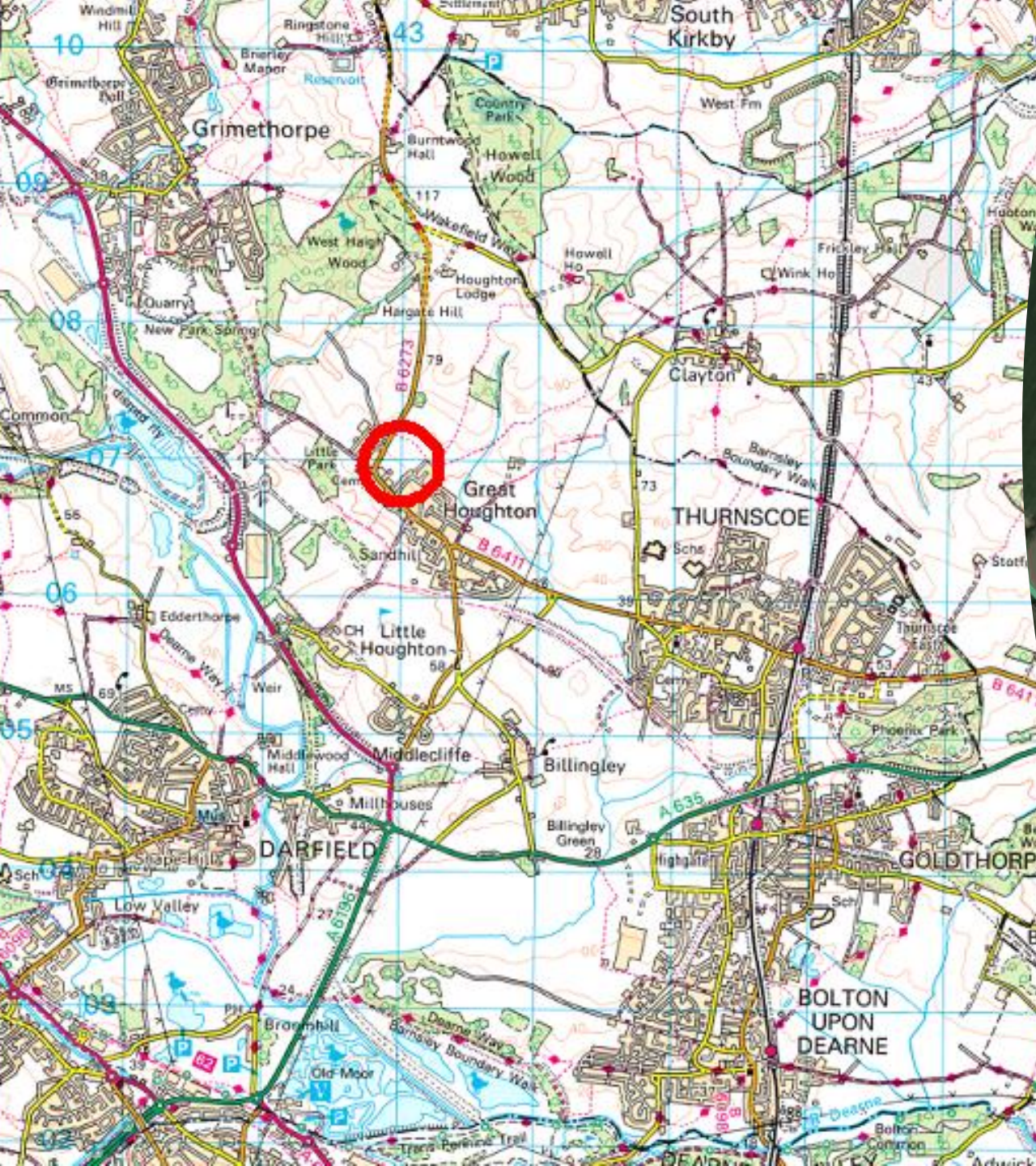
Adjacent land uses were agricultural, residential, and road infrastructure.

The site sloped gently from south-west to north-east; surface water flows north-east across the site towards the ditch along the northern boundary. Most of the site was covered in grass over soft standing ground, with limited areas of hard standing and granular Made Ground in the farmyard at the southern end of the site.

There were several barns/large sheds and silos in the farmyard at the southern end of the site, as well as a small shed in the south-eastern corner of the western field. Asbestos roof sheets were observed on several of the building in the farmyard, and on the small shed in the field. The buildings and silos were in a relatively poor condition, having clearly been in place for several decades.

The two fields were lined with hedgerows on all sides except from at the south-western ends of the fields, where they meet the farmyard. There were several mature trees in the southwestern corner of the site, along the western margin of the farmyard.

There were some items of old, likely disused, agricultural equipment throughout the barns/large sheds in the farmyard, and there were old glass fragments strewn across much of the western margin of the western field (likely a result of refuse being thrown from vehicles driving past the site along High Street); other than this, the site was generally in a good condition.



Key

-  - Site
-  - Primary School
-  - Bus Stop
-  - Public Footpath
-  - Public Bridleway
-  - Petrol Station
-  - Convenience Store
-  - Pharmacy
-  - Takeaway
-  - Sports Area



Local Character Appraisal



The local area to the west and south of the site comprises of predominantly well established residential development that has differing approaches to style, appearance, scale and space around dwellings.

Although there is no specific or dominant single architectural style within the local area, generally the key characteristics to residential properties are:

- 2 storey dwellings with limited areas of single storey residential development.
- Medium / lower density areas comprising of detached or semi-detached housing.
- There is a small amount of terraced housing within the area.
- Within the area there is a high proportion of bungalows which are set back from the road with gardens and / or driveways.
- Detached and semi-detached properties are set back from the main road with front gardens and / or driveways.
- Varied in approach to elevation style however traditional materials such as brick, stone, render with slate or tiled roofing are generally used.

The new development will be influenced by:

- The characteristics of the existing built form;
- The elements of a place or local places that make it distinctive;
- Other features of the context that are particular to the area. (Paragraph 52, National Design Guide 2019)



3.0 NATIONAL PLANNING POLICY

The National Policy Framework ("the Framework") was last updated in June 2019 and sets out the Government's overarching planning policies for England. At the heart of the Framework is a presumption in favour of sustainable development. Sustainability is defined as comprising three dimensions: economic; social; and environmental.

Paragraph 11 of the Framework sets out the implications of the presumption for plan-making and decision-taking. It requires that, for decision-taking, proposals which accord with the development plan should be approved without delay. Where the development plan is absent, silent or out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The framework states that "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process." (para. 124)

Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible reducing opportunities for crime and that support healthy lifestyles.

Paragraph 117 encourages development proposals to make the most effective use of land. "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."

Paragraph 127 sets out how development proposals should achieve well-designed places. "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."



4.0 STRATEGIES, OPPORTUNITIES AND CONSTRAINTS



Strategies

The layout will take into account the sites opportunities and constraints and will follow clear strategies in terms of movement, continuity and enclosure, avoiding monotony with a combination of linear streets and intimate dwelling groups.

The internal highway shall respond to the proposed built form rather than dictate the layout, whilst still fulfilling the necessary turning, manoeuvring and gradient safety requirements. It will be designed to achieve pedestrian priority, in line with the guidance in Manual for Streets. It shall be designed to naturally calm traffic speed without relying on vertical or other more obtrusive methods.

Houses should face the open spaces through the site, wherever possible, to create active frontages and a more secure environment. Gable windows and dual aspect properties will be introduced to ensure places are well overlooked.

The landscape design is a very important factor in the success of a development and early consideration should be given to this. The hard and soft landscaping has an important role in creating personalised and defensible space, in creating complimentary green infrastructure and encourage the use of the outdoor space. New planting along with good quality materials will be used to enrich and complement the existing landscaping and built form. The house types shall respect the local vernacular with a consistent theme throughout in respect of materials and detailing to ensure that the development will be cohesive and gel together as a place. There is the opportunity to create a place with its own identity whilst respecting the character of the surroundings.

A mix of house types and tenure are proposed throughout the site and there shall be no differentiation between private and affordable units, thus providing opportunities for a wide range of occupants and a fully integrated community.

The site presents a number of opportunities and constraints that have been considered before the detailed design was undertaken.



5.0 DESIGN SOLUTION

Layout

The final site layout has, where possible, incorporated comments received during the pre application process and has been prepared with consideration of the site constraints. The key design principles and salient points are as follows;

- Variation in the type of housing, streets and plot arrangements to create visual interest;
- Variety in the mix of housing with 2, 3, 4 and 5 bed properties proposed;
- Designing a scheme which ‘stands the test of time’, by considering future maintenance responsibilities and where possible creating a resilient development;
- Ensure the location and orientation of new dwellings relate well to one another and respect the surrounding properties;
- Retain existing mature vegetation where this is possible;
- Consider highways movements and street hierarchy, creating safe streets which are naturally calmed and provide for modern living;
- Accommodate the private motor vehicle by delivering a range of parking solutions which ensure the needs of the homeowners are met without compromising the quality of the internal environment;
- Delivery of an attractive area of Public Open Space which meets the needs of existing and future residents.

The proposals work with the character of the site to enable the development to integrate comfortably within its setting. The response to the site characteristics and surrounding context inform the design and layout of development to create an appropriate and distinctive design which responds to adjacent land uses and creates character areas within the development.

The development includes dual frontage plots to maximise surveillance over public spaces. There is clear definition between public and private domain with all properties having ‘defensible spaces’ to their frontages; a variety of hard and soft treatments to the street are proposed with some giving physical enclosure to semi-private spaces.



Designing Out Crime

To conform to the National Planning Policy Framework, the scheme is designed to create a safe and accessible environment where opportunities for crime are designed out. The document 'Safer Places – The Planning System and Crime Prevention' has been used as a reference tool.



All new developments should create pleasant environments for residents where they feel safe and quality of life is not undermined by crime or the fear of crime. The following considerations have been taken into account when planning the scheme layout;

- Well defined routes for cars and pedestrians which are well overlooked;
- Overlooked car parking;
- All publicly accessible spaces overlooked;
- Well defined defensible spaces and the use of suitable planting;
- Management scheme to ensure landscaped areas are well maintained;
- Layout designed to minimise vulnerable rear and side boundaries;
- Robust 1.8m high fences and lockable gates provided;
- All doors and windows to be up to PAS 24 2012 standard, rear doors into gardens up to the same standard as front doors;
- All glazing in and adjacent to doors must include one pane of laminated glass to a minimum thickness of 6.4mm and securely fixed in accordance with the manufacturers specifications;
- A door chain or opening limited will be installed on the door to which a caller is expected and is to offer some control over an otherwise open door;
- A door viewer will be fitted between 1200mm and 1500mm from the bottom of the door to manufacturers specifications;
- A 13amp non-switched fused spur, suitable for an alarm system, will be installed and security lights and alarms are offered to all residents looking to purchase a property;

• Secured by Design

- Properties orientated to face the street and public realm spaces;
- Dual aspect properties used on corners to ensure greater surveillance over public spaces and to prevent anti-social behaviour;
- Car parking located adjacent to the plots they serve to ensure security and ownership of space;
- LEAP and public open space located within overlooked area to discourage antisocial behaviour.

• Security During Construction

- Risk assessments carried out to fully consider security issues and kept under constant review;
- Post and Herras 1.8-metre-high fencing to be placed around the site perimeter during construction;
- Site cabins and stores containers will be locked within site compound. Site compound to be delineated by 2.2-metre-high hoardings;
- Dedicated secure parking for contractors provided on site within site compound;
- We will affix suitable notices to perimeter site fencing showing contact details and emergency contact telephone numbers;
- CCTV and/or security guards are used on site if required.



Scale and Appearance

The domestic nature of the development means that the buildings relate well to the human scale and the proportions of the 'building to the street' ensure a comfortable and desirable environment for all visitors and inhabitants.

The proposed dwelling mix will yield a range of house type sizes and scale with a variety of dwelling footprints to create interesting layout form and character. The footprints below give an indication of the various dwelling floor-plates;

Appropriate separation distances are proposed within the development and minimum standards are met and exceeded between proposed and existing properties adjoining the site. Existing properties on the southern boundary of the site have irregular shaped rear gardens and windows close to their own boundaries. The existing bridleway provides a degree of separation from the site and restricts visibility. Proposed properties are orientated to face away from the existing units, generally projecting side gables to ensure there is no overlooking or loss of privacy. There are also properties beyond the eastern boundary of the site, these are separated by their own reasonably sized rear gardens and New Road. The positioning of public open space in this part of the site ensures there is ample separation provided.

The properties are all 2 storeys in height which is considered to be an appropriate scale in the edge of settlement location.

The approach is for all the house types to have traditional proportions and simple yet effective detailing that will not date and will respect the surroundings. The use of robust materials will ensure the longevity and sustainability of the dwellings and materials have been selected to respect the character of the area.

The individual house types each have their own unique design elements, but a cohesive theme exists throughout the development, such as white casement windows with reconstituted stone heads and cills and gable detailing. This ensures that the site masses together as a whole and does not become overly fussy.

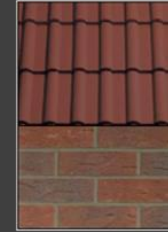


Materials

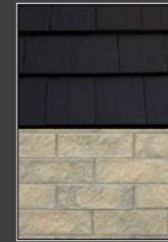
The proposed building materials will reflect the wide variety of existing materials in the surrounding area to include a mix of the following:

- Red facing brickwork
- Pitched Face Weathered Walling Stone
- White uPVC soffits and fascias.
- Black painted external doors.
- Black pre-finished garage doors.
- Black uPVC half round gutters with round RWP's.
- Keystone Brindle block paving.
- White uPVC casement windows.
- Black uPVC rainwater pipes.
- Grey slate roof tiles.
- Red roof tiles
- Screen walls - To match adjoining properties

A

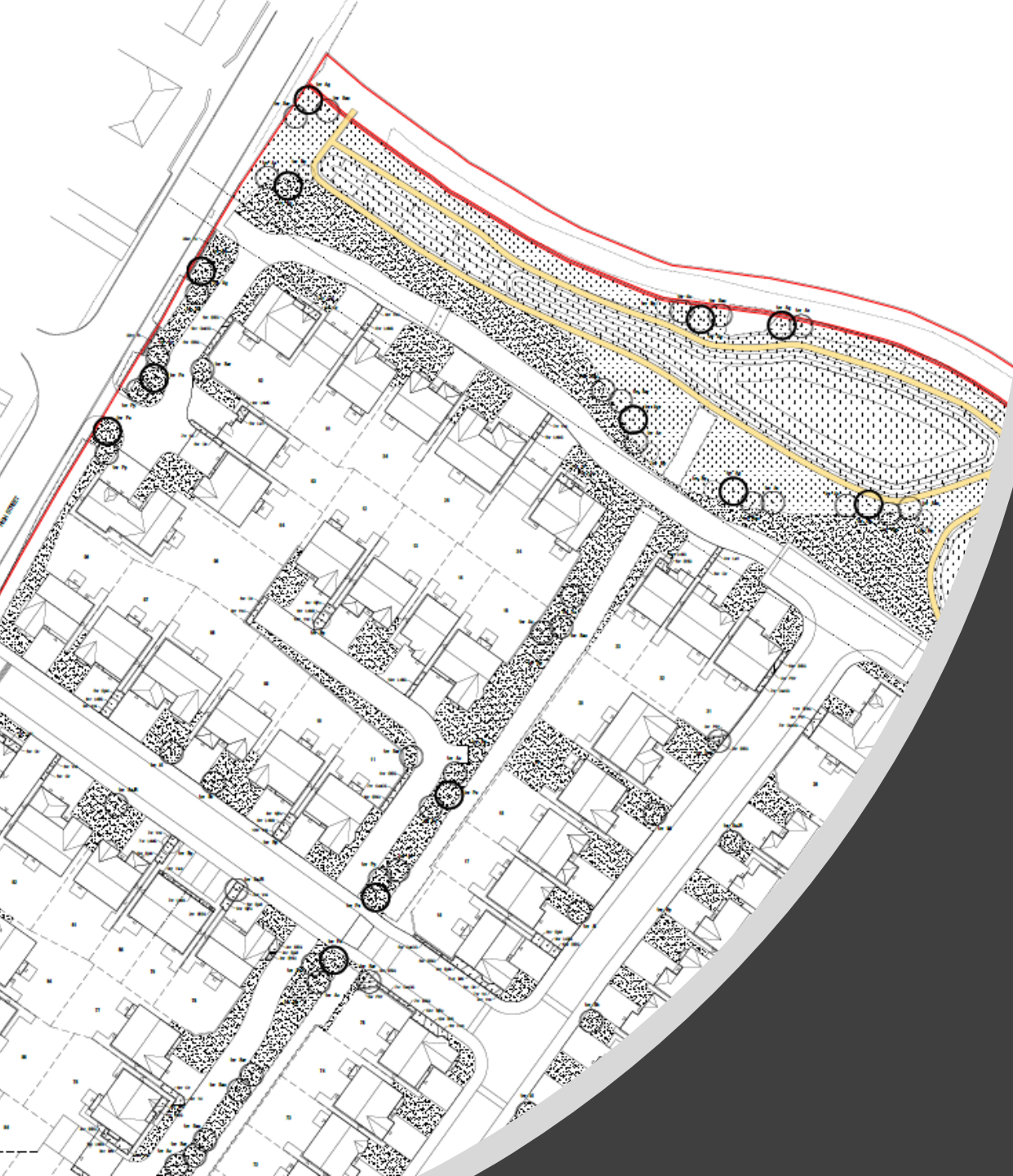


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Two distinct finish materials are proposed to vary the elevations of the housing throughout the site.

The use of a through contrasting red and grey coloured roof tiles will mark corners and represent focal end stops within the development layout.



Landscaping

The landscape proposals determine both the hard and soft landscape environment for the development. The landscape structure and hierarchy of materials used will create a sense of place and legibility throughout the site. Carefully considered proposals will complement the building design and help to integrate the scheme into its surroundings, enhancing local biodiversity and providing an attractive environment for its future residents, for people passing by and for visitors passing through. Native or 'wildlife attracting' species throughout the development will satisfy the desire to protect and enhance the existing habitats around the site and create a landscape centred solution for the development.

Tree planting within the development will break up the building facades and rooflines. Ornamental shrub and hedge planting will define frontages and provide enclosure for private spaces. In key areas a combination of tree and shrub planting will be used to create focal points, which will add interest to the development.

Materials throughout shall be selected to complement the building design. Surfacing materials will comprise a variety of paving elements, using a neutral, smooth finish slab paving to housing frontages and private footpaths with a range of finishes to parking areas, the majority being block paving. Footpaths through the public open space will be surfaced with Hoggin to give a more natural appearance and in keeping with their usage.

The general circulation will be tarmac, broken up with block paving at raised tables and strategic junctions (where necessary) to aid traffic calming and give a softer, more human scale. Brindle and charcoal colours are proposed to complement the building materials.

Following Secure by Design guidelines, the proposals will include a selection of planting that will help to create defensible space, where required, whilst maintaining clear visibility and natural surveillance.

The correct positioning of shrubs and trees within the landscape can help provide interest, privacy and security without providing hiding places or opportunities for anti-social behaviour.



6.0 SUSTAINABILITY

The proposals will generate a new place that aims to meet the needs of the new community and its future generations. The proposals seek to deliver a sustainable development and a high quality of life that improves economic, social and environmental well being. Section 4.0 shows how well the site is located in terms of access to existing community facilities and services. The proposals therefore have the potential to support the existing community facilities and local businesses through an increase in population living nearby.

There are also opportunities to reduce the environmental footprint of the development by incorporating sustainable design and construction techniques. The following is a series of guiding principles for sustainable design and construction. It is expected that these, as well as others, have been explored as part of the detailed design process;

- Arranging buildings to maximise solar gain and light penetration;
- Designing the internal layout of homes to provide for modern living;
- Buildings designed to allow for flexible living;
- Provide opportunities and space for home based working and office space within new homes
- Maximising storage space within the building and individual plots, with appropriate space for recycling, refuse, cycle storage and rainwater harvesting;
- The use of efficient appliances, heating systems, energy controls, improved insulation and glazing;
- The potential use of recycled construction materials and aggregates, and the preference for using environmentally friendly and more sustainable materials and products;
- The conservation of natural resources on site;
- Controlling water demand through best practice approaches such as low flow showers and baths, dual flush toilets, efficient taps, water efficient white goods and rain water harvesting;



7.0 CONCLUSIONS

The proposals that form the basis of this application have been developed, over many months, in response to context, site constraints and latest design guidance. We have worked in conjunction with the local authority and Town Council, with refinements made to the scheme in response to comments made.

The proposed development will offer a range of high quality family homes to suit a wide range of purchasers, which will complement the current housing stock and respect the character of the surrounding area.

The proposals show:

- How the amenity and character of the locality can be respected by following a traditional approach, with simple but effective detailing, form and scale;
- How to establish clear strategies in terms of movement, continuity and enclosure and avoid monotony by creating a series of interesting spaces and character areas, the creation of 'places' throughout the site – spaces you pass through and those you arrive at; a robust framework clearly defining public and private spaces and allowing views through the site and integration with the wider neighbourhood;
- How the highway network can set a clear hierarchy and be designed to restrict vehicular speed and prioritise the non-vehicular modes of movement as far as possible, with roads naturally traffic calmed;
- How the careful use of house types, their orientation and relationship to one another will create a naturally surveyed environment that is safe and robust and takes advantage of solar gain;
- How to create a place that is adaptable and diverse, offering choice in response to local need whilst catering to the future needs and developments;
- Opportunities to include and build around existing and future developments to create a proposal that will positively enhance and develop the local area;
- The use of strong landscaping elements which compliment the existing mature landscaping around the site;
- Orientation and layout used to make the existing landscape features important elements within the development, which provide instant maturity to the scheme;
- Utilising a materials palette which seeks to lift the scheme and create an interesting and high quality finish to the development;
- Delivering a mix of house type in accordance with council policy.

By following these principles, the proposals will create a sensitive, locally responsive development; it will be robust, legible and accessible and will contribute positively to the settlement, delivering a safe and attractive environment rooted firmly in its place from the outset; it will create a desirable place that will stand the test of time and that people will be proud of and want to inhabit for many years to come.