DELF GARTH | DODWORTH, BARNSLEY

Design guide document

Proposal for the erection of 6 new bespoke dwellings within the grounds of 'The Pheasant Inn' public house, High Street, Barnsley – Plot 3

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1.0 Introduction

1.1 This design guide is in support of a residential development of an individually detached dwelling located in an attractive village location on the edge of the open countryside in Dodworth, a village and civil parish in the borough of Barnsley.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

Barnsley is located on the River Dearne, South Yorkshire approximately 184 miles north-north-west of London and 17 miles north of Sheffield.

The town has a population of around 75,200 with the Barnsley Metropolitan Borough covering an area of approximately 32,863 hectares (127sq miles) and having a population of around 228,000.
68% of the borough is green belt and 9% is National Park land. There are 18 smaller towns and parishes within the borough.

Barnsley is an industrialised town which has threatened to under a process of major urban renewal for many years. Before the proliferation of mining Barnsley was important as a market town and the regeneration of its centre, as a completely new concept of market town, is building on its heritage whilst establishing its place in the future.

The town's history dates from Norman times, when the surrounding land was owned by Monk Bretton, and it is mentioned in the Domesday Book of 1086.

Historically Barnsley was a coal-mining town, with wire, linen and glass making also former major industries. Today only glass making remains, of those, with two large companies still operating. The town is undergoing major urban renewal and its economy is more focused towards service industries.

The name Barnsley means 'barn or storehouse in a field' and derives from the Saxon words 'Berne' (barn) and 'ley' (field). The name appears in the Domesday Book of 1086 as Berneslai.
Dodworth was known as a mining village and is on the edge of the Pennines. It has the name locally of 'Honest Dodworth'.

Dodworth was historically a township in the ancient parish of Silkstone in the West Riding of Yorkshire. It became a separate civil parish in 1866, and an urban district in 1894.The urban district and civil parish were abolished in 1974, when Dodworth was transferred to the Metropolitan Borough of Barnsley in the new county of South Yorkshire. Dodworth is now an unparished area.

As previously explained Dodworth is a former coal mining village with approximately 5,800 people. The land occupying the former pit is now the Dodworth Business Park. The "muck" stack from the pit is clearly visible throughout the village. During the early 1980s a mass planting of silver birch trees began to halt erosion and create a wildlife habitat over the past twenty years, trees and wildlife have flourished. Now the whole of the east, south and west sides are covered with trees, with the north side occupied by farmland.

Coal mining took over from weaving in the mid-1860s, and the village then became a typical mining area, with the sinking of shafts and the building in later years of miners' houses; again this has all changed since the contraction of the coal industry, bringing substantial unemployment. The houses were sold off and modernised and, almost overnight, shafts and mining equipment disappeared. An industrial estate has been developed on the site of the old colliery work in.
As a result of this, new housing estates have being built, thus increasing dramatically the population of this close-knit community, whilst not diminishing the beautiful rural surroundings.

St John's church, built by public subscription at a cost of £2,518, was consecrated in 1848 by the Bishop of Ripon. Standing nearby is the beautiful stone vicarage, now far too big for modern vicars and their families and, therefore, having been sold.

In 1974, Dodworth became part of the Barnsley Metropolitan Borough. It is a township of about 5,000 people. It still retains a rural aspect, with farms and green fields on hand. It has a library, health clinic, shops, church, two chapels and two schools.

2.2 Physical

We seek to design a bespoke, traditional in theme, detached dwelling within the grounds of the site of former The Pheasant Inn public house located on the corner of High Street, the main arterial route through the village. The existing site sits between a large stone detached house and residential housing estate to the west of the site (Wentworth Way)

The site for plot 3 has an area of approximately 464 square metres.

The boundaries are:

- *To the North, the "Grove" residential dwelling*
- *To the East is Rose Hill Drive (A new build red brick housing estate consisting of mainly 2 storey double fronted detached dwellings)*
- *To the South East is a selection of semi-detached stone built dwellings that run along in a linear progression along High Street.*
- *To the West is Wentworth Way, a selection of 1960's double fronted bungalows, some building typologies also incorporate a roof dormer*

The building plot itself is not within the green belt and would therefore be available for residential development.

The series of aerial pictures below show the site in context to Barnsley, the village of Dodworth and the proposed site for development.

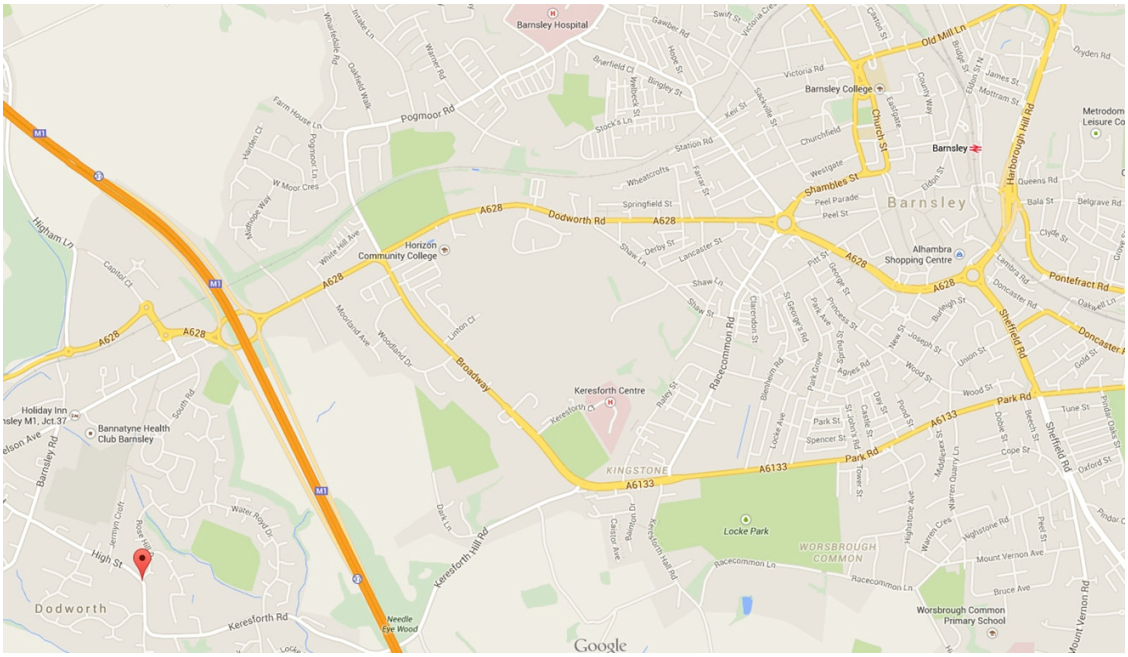

Figure 1; The village of Dodworth in context to the town of Barnsley

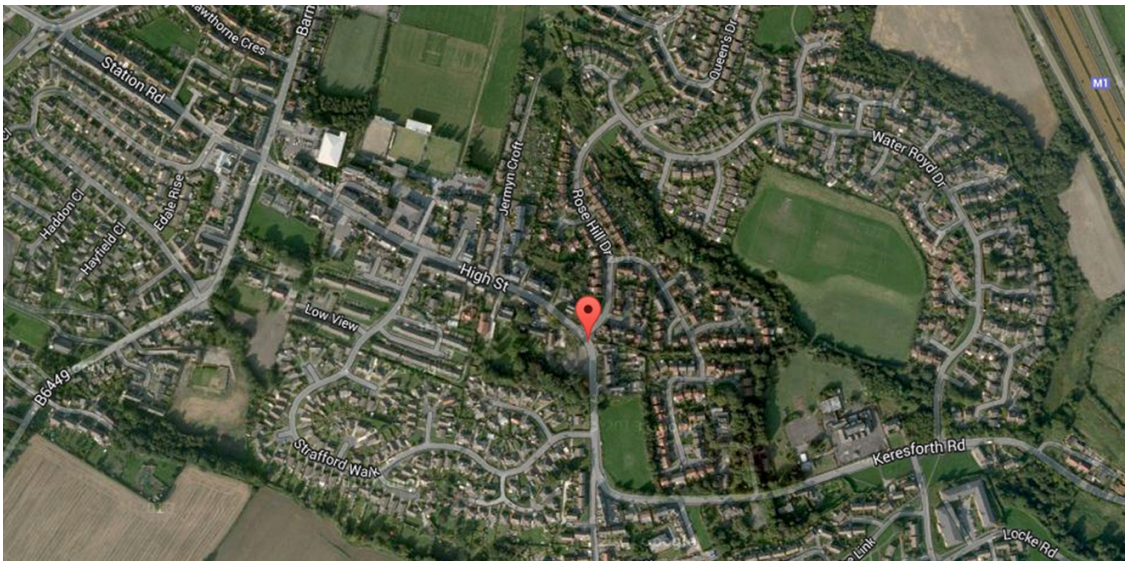

Figure 2; The village of Dodworth (No scale)

Figure 3; Proposed site | The former Pheasant Inn public house located off High Street | Dodworth (No scale)

2.3 Access Audit

The local area is based in a semi-rural location that has a varied mix of housing types providing a wide range of accommodation. The centre of Dodworth village provides detached, semi-detached houses and bungalows, which are now privately owned.

There are established private housing estates at Baslow Crescent and Strafford Walk. Extensive newer housing is at the eastern side of Dodworth around Water Royd Drive and Rose Hill Drive. The Water Royd Drive area is often referred to as the 'In and Out' estate by locals as many commuters from outside the village see this area as having easy access to the motorway links with house prices being reflective of their desirability. Further development is to the west with new housing at Champany Fields and Green Road, and luxury flats on Barnsley Road. These new homes are popular for commuters working in Barnsley, Sheffield, Manchester, Leeds and many other Centre's. There is employment locally at the Dodworth Business Park and at Fall Bank Industrial Estate.

In the past few years house prices have risen sharply, reflecting the popularity of living in the village. The soon to be relocated railway station has direct lines to Huddersfield and Barnsley. A new hotel and Toby Carvery has been built on Capitol Park close to the M1 motorway junction.

The Dodworth Bypass, near junction 37 on the M1, was completed in early 2007. The bypass allows commuters to travel from central Barnsley, or the motorway, to Silkstone and surrounding areas without travelling through Dodworth. A new business park called Capitol Park, part funded through the European Objective One scheme, is under construction along the bypass.

Pharmaceutical company Galpharm International operate from a purpose-built distribution and office complex situated just outside the village.

A memorial dedicated to the families of the 1,500 miners killed in the area has now been erected in a prominent position on the High Street, funded through charitable donations, including a music festival at the Dodworth Miners' Welfare Club.

2.4 Social Context

The weavers' cottages on the High Street were used for weaving in the lower rooms. It is recorded that in 1829 riots took place here, when 500 weavers invaded Dodworth from Barnsley, to try to stop Dodworth weavers from under-cutting prices.

The Grange is a large house, on the edge of the village, which belonged to the estate of Thomas Thornely Taylor, who instigated the building of the church. His initials, 'TTT', can be seen on several houses in the village, which were built by him for his estate workers. Also nearby is the Lodge at the entrance to Dodworth Hall, the Lodge being the only evidence of the 'great house', which was the centre of garden parties, ox roasts, etc, where the Thornely Taylors lived. The house was eventually bought by the Coal Board and demolished. Dodworth still has the original 'Old Hall', built in 1621, which is the centre of the village.

There are seven public houses with some historical interest. One in particular, the Travellers' inn, was an old coaching house built in 1746. It was here in 1886 that the village policeman was murdered by a poacher, James Murphy, who lived in the cottage attached to the inn. He was tried and hanged in York.

At the crossroads a soldier, appearing ready to defend the village, stands on top of the war memorial commemorating the fallen of two World Wars.

The crossroads from High Street have good national connections, Station Road and Barnsley Road lead to Barnsley and Manchester. Historically the crossroads acted as a trading point for salt brought from Cheshire during medieval times proving to be one of the oldest trading routes in the area. Along High Street are a number of old weavers' cottages. These three-storey buildings supplied fine linen cloth to markets everywhere. Opposite the library is one of the village's oldest buildings. It dates back to 1600, with evidence of this above its High Street front door. At one time, the village had ten public houses over a half-mile stretch of High Street reflected the large mining population at the time.

2.5 Character

The site proposal as outlined is situated along High Street, on the main route that runs through the village and merges from Keresforth Road. The main axis that runs straight through Dodworth. The architectural typology along this route is variable however some continuity can be noted.

The majority of the stone built dwellings along the boundary of High street have been built within the last 100 years. The layouts of the dwellings have a noticeable double frontage shaped arrangement; the main body of the house answers the highway. A number of dwellings utilise the roof space to provide accommodation, the images below provide a visual analysis of the typologies discussed.

To the north west of the site is Grade II listed building. Titled the 'Grove' the building has held its listing since 1966. A large detached dwelling from the 17th Century with 19th and 20th Century alterations. The building is 2 storey with a double depth plan with a stone slate roof, thinly coursed rubble with quoin detailing and deeper, squared courses to the rear. The building does have elements of render to the elevations at ground floor. Typically the building is double fronted with a central entrance area. Each bay features 5 light windows at both ground and first floor maintaining balance and symmetry. The central bay features an entrance door and a three light window at ground and 2 light window at first floor, this helps to break the rigidity of the elevation and provides a break between the left and right hand bay almost forming 2 separate interlocking boxes that are divided by the circulation core.

Generally the architectural character of the area and surrounding area is an important precedent for the design of the proposals. We aspire to provide a scheme that complies with local and national planning policies and one that respects the existing architectural context of the area. We will seek to create a design scheme that draws on the architectural details of surrounding dwellings while providing a traditional interpretation of the local semi-rural typology with contemporary detailing.

The design will respect the proportions of the local area in its massing and layout; it will apply carefully designed details and the use of high quality materials local to the area, again supporting its integration into the local built environment.

Although in different context to that of Dodworth, Cawthorne and Hoylandswaine are neighbouring villages to Dodworth within a 4 mile triangulation and have examples of high architectural quality that respond to the surrounding context in the sense of a traditional design with contemporary detailing that carefully respects the local vernacular.

Our aim is create a triangulation of high architectural design that addresses design principles of the defined area.

The diagram below illustrates the triangle between Dodworth, Cawthorne and Hoylandswaine.

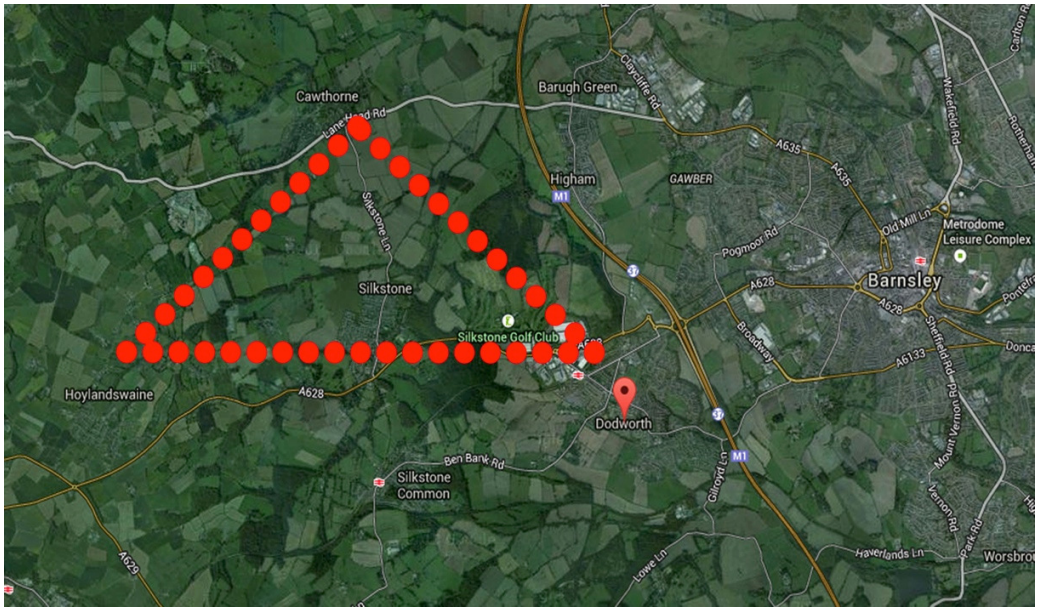

Figure 4; Surrounding context | Dodworth | Cawthorne | Hoylandswaine

The diagrams below also provide a visual illustration of examples of high quality response to an area.

Figure 5; Residential dwelling | Cawthorne

Figure 6; Rear elevation | Cawthorne

Figure 7; Front elevation Hoylandswaine

Figure 8; Front elevation | Hoylandswaine

3.0 Relevant planning history

There is live outline planning permission already available on the site for the garage and living accommodation to accompany the existing dwelling. The reference number is Ref 2013/1368

4.0 Involvement of community members and professionals, undertaken/planned

No community involvement has taken place in the outline planning permission.

5.0 Evaluation of the context

5.1 Identification of opportunities

The site was historically occupied by the Pheasant Inn; the building itself did relate to surrounding character due to the eclectic nature of the area but was vacant and has been demolished.

There is clearly a good opportunity to develop the site on a prominent location from leaving the M1 motorway and driving through the main road into Dodworth.

Due to the nature of the of the site's typography there is a prospect to create an eclectic mix of building massing (incorporating an architectural theme) that will respond to the site and in turn provide sweeping vistas of the rural landscape in a south westerly direction.

On completion, the design proposal will infill the unsightly current gap in the street scene by repositioning the design, continuing the building line that answers High Street while enhancing the visual aesthetic of the area.

The form of the site will ensure that although the street scene will be enclosed, each dwelling will not directly address the main road and essentially aims to turn its back on the High Street to form a secure, enclosed community.

The raising site typography towards the North West of the site allows for exceptional views but each building plot also has an opportunity to achieve excellent external space that will allow for front, rear and side gardens. This should also be expected within the design response of this quality and can often be overlooked in some design of private housing estates nowadays as developers aim is to increase the amount of property on the site in order to increase profit. This is not applicable to this development.

The development will provide a high quality scheme that responds sustainably and sympathetically to its immediate surroundings of the neighbouring housing domains and wider context of the village of Dodworth. This will be achieved in terms of its architectural design, massing and density, materials, the layout and type of property and in relation to its urban and landscape design.

The design proposals will not be identical in terms of form. There is a clear chance to employ variety within the overall architectural theme of a style to brand the site as an example of architectural design and quality, something that will be above the standard to that of a speculative national house builder.

5.2 Identification of constraints

Architectural response will be in traditional form. Apart from the Grade II listed building 'The Grove' there is not a vast amount of architectural response in the area.
As previously explained there is evidence in Dodworth of mass production of dwellings. It is important that this site sets an example of a high quality design response.

It is imperative that the dwelling is carefully positioned on the site so there are no overlooking issues between other proposals. As stated there is a good opportunity to add external landscaped areas and it must be considered that during the design process a degree of privacy is maintained between neighbours and should not be considered as an afterthought.

There are trees worthy of retention on the southern boundary. The proposal must push forward to the front of respective site boundaries. It is important to consider that the proposal will maintain good amounts of natural sunlight and access to carefully landscape the external outside space. The trees on the boundary should not compromise midday sun.

This approach is sensitive to the surrounding area by softening the impact of the buildings on the street scene and along the sensitive boundary to avoid overlooking distances to the properties to the south. The southern boundary itself is to be enhanced with additional landscaping to further screen the properties. Some planting will be provided along the bounding edge of the back-edge of footpath. The rear garden will consist of two parts; the garden area will be landscaped to provide domestic amenity space and the second part has hard standing materials to provide a patio area in front of the houses to promote inside and outside living within the summer months, where the sliding doors can be opened up.

6.0 Design of the scheme

The processes by which the client and their consultants have arrived at the current development proposals are set out below. The design will be carefully considered to provide high quality and attractive residential properties within the village.

Typically, residential dwellings in the area are two to three storey's high, with the upper storey partly in the roof. The vertical scale of most residential dwellings is emphasized by the use of tall windows. Our aim is to introduce where appropriate high floor-to-ceiling glazing. The latter generally increase with the status of the dwelling.
Principal rooms are often given bay windows and dominate elevations. Kitchens and service rooms are predominantly to the rear elevations.

Staircases will be expressed by large windows to allow sun-light to penetrate into the entrance / circulation core. The introduction of over-scaled porches, door surrounds and stone steps will emphasize the entrances area.
There is also rich evidence of bungalows and dormer bungalows, often that are in good condition and well maintained. This is especially evident to south west of the site as previously indicated.

6.1 Amount

The proposal will be a detached dwellings. The dwelling will consist of a three to four bedrooms, with the integration of double garages, where applicable, with a driveway and generous garden to the front and rear of the proposal.

The proposal will generally consist of a series of 'boxes' or interlocking zones connected by a strong circulation core of glass that splits the different spaces apart.

6.2 Scale

The proposed dwelling will be similar in mass and height to that found in the local context, with particular reference made to the neighbouring properties and the existing properties in Dodworth, outlined in section 6.0

The scale will be of two storey dwelling with the bedrooms within the roof space. Careful consideration will be given to the site typography to implement the size difference so other proposals are not over bearing on the site to the other properties.

In general terms the foot print of each design will be slightly different depending on the plot in question and the individuality of the clients' briefs and aspirations.

Below is a general breakdown of the massing and amount of each proposal over the entire site.

- **Plot One** | Located centrally within the site and on the entrance to the site. Single storey with further bedroom space utilised in the roof void. 2-3 bedrooms.
- **Plot Two** | To be agreed
- **Plot Three** | Located towards the southern boundary, two storey with space within the roof. South facing garden. 4 double bedrooms.
- **Plot Four** | To be agreed
- **Plot Five** | Located towards the west of the site. Single storey in form with space within the roof. South facing aspect. Elongated from that will run from north to south. 2-3 bedrooms, Swimming pool incorporating inside / outside space
- **Plot Six** | Located towards the north of the site. 3 storeys (lower ground floor to be sub terrainian) with space within the roof if required. 4 double bedrooms

6.3 Layout

The layout of plot 3 will comprise of the following (albeit with several tweaks to cater for client individuality)

- Entrance, WC, Cloaks
- Living, dining, kitchen, formal lounge, study
- Double bedrooms, en suites, dressing areas, family bathroom
- Double height spaces creating drama, framed views

The ground floor internal accommodation will generally comprise of a large entrance hall and vertical circulation to the first floor and basement floor (where basement is a requirement). Off the central ground floor circulation area, are a ground floor utility zone, cloakroom and WC.

The provision of open plan living will be prominent in the design and consideration will be given to create one large dual aspect living zone, allowing the occupants an outlook to the front and the rear of the property depending on site constraints. The main features of open plan living will be kitchen, (Including breakfast) dining and a daytime room / snug area. It is considered that general living and relaxation will be conducted in these spaces and it is imperative that this will involve south facing glazing and sun light. It will be an important factor to encourage the use of inside and outside space as every dwelling will be able to take advantage of the generous garden space and vistas that are situated to the south of the plot, over the valley of Dodworth.

The design will incorporate a generous formal living area that will be separated to the open-plan living zone; it is anticipated that this will only be used on social occasions and will allow more intimacy and privacy
The provision of the circulation spine provides a formal connection between the two interlocking areas of the proposal.

Below is a typical example of how open living can be created

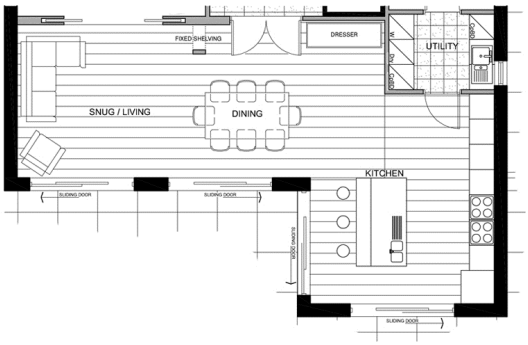

Figure 10 | an example of effective open plan living whilst maximising inside / outside space

The first floor accommodation will generally look to provide three to four double bedrooms that will be spread into the roof space; the use of en-suite facilities will feature, denoting the need for a household bathroom if applicable. The master bedroom will feature an en-suite and dressing area. There will be a feature area at the top of the stairwell to appreciate the double height space that overlooks the entrance with a large glazing area.

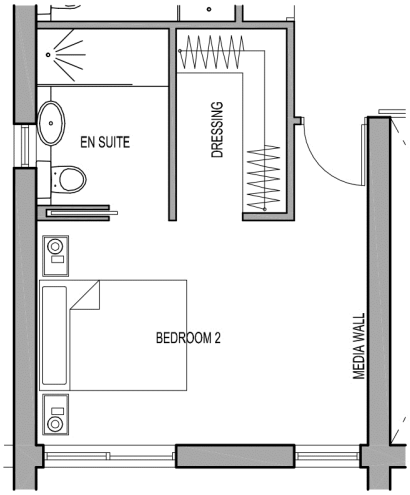

Figure 11 | Clean bedroom living | separate Dressing area with En suite.

6.4 Appearance

A contemporary material palette of natural stone and slate tiles on pitched roofs with elements of zinc will be introduced. Stone will feature as the main material used to the building envelope, with stone detailing to the front, side and rear projections. The use of zinc may also be included within the proposals.

Generous window sizes will provide ample amounts of natural daylight into the internal accommodation and a timber (internally) or aluminium window system will provide thin uninterrupted frames, polyester powder coated colours (possibly from the Farrow & Ball selection) will create a sharp but softened contemporary look to the development. The entrance door and garage door will be a timber system.
Approach to the site from the main road reflects the materiality of the area of natural stone to provide a strong base to the dwelling.

Figure 11 | Farrow and Ball | Potential colour palette for external window selection

Part of the design rationale is the link between the edge of the site and the journey to the front door of the property. This theme will be continued into the arrival of the entrance by the large glazing area that will sit in the circulation core that may also allow for double height spaces, where applicable. The hallway is intended to be clean, sharp and modernist. Visitors are encouraged to move in this linear progression that starts outside towards the public 'zones' and provides anticipation into the main spaces from the circulation zone that separates the first floor, that will provide circulation to the bedrooms and into the roof space.

The porch around the front door helps to emphasise a strong entrance whist approaching the building. Areas of the proposal will have recessed windows that again play on the motion of stepping materials and provide interesting three dimensional forms whilst also acting as solar shading from the south facing sun.

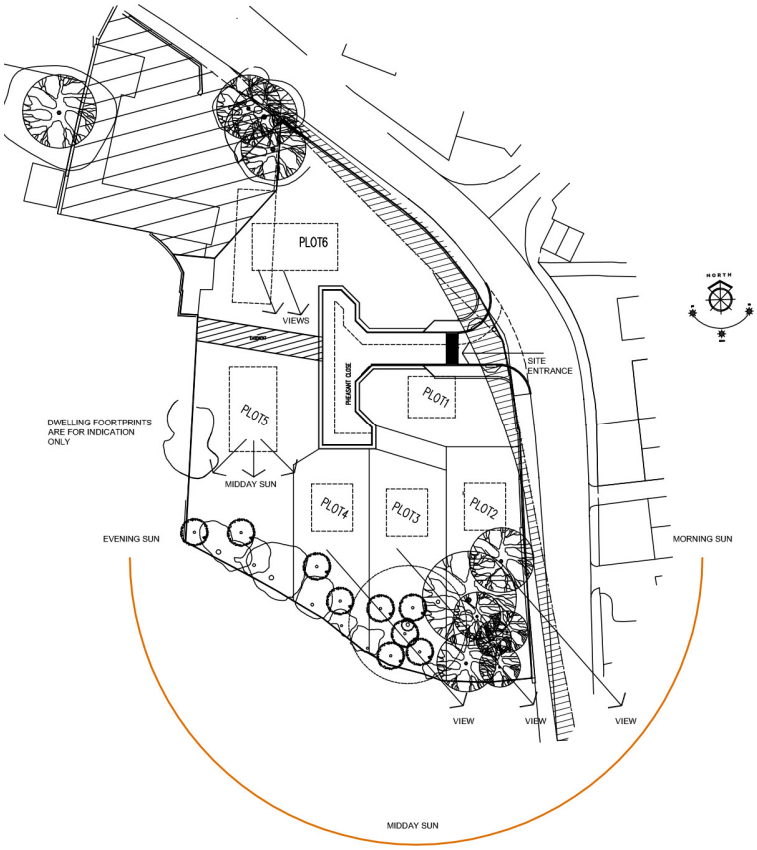

Figure 12 | Proposed site plan Delf Garth | Dwelling footprints indication only

6.5 Sustainability

Reducing the reliance on vehicles and associated transport-related pollution and carbon emissions, through encouraging efficient, effective movement by a wide range of transport modes is a crucial aim of sustainable development. Whilst the nature of the area generally determines that most movement to and from the site will probably be by car, the site nevertheless has good public transport links that are located in the immediate vicinity (a bus stop is only 100m away). The main train and bus/coach stations are located relatively close by in Barnsley Town centre which itself is well served by excellent public transport links throughout the region and beyond. All of the local services are accessible on foot.

To encourage prudent and efficient use of resources we propose that the dwelling is to be provided with 1 general waste bin, preferably of the slim-line variety to encourage householders to reduce their general waste generation production and increase recycling capacity.

The use of solar panels may be prominent on the proposal as will rain water harvesting. It is to be agreed how far the use of this will be taken but as a general starting point the re-use, of water, on site for general maintenance for the garden and car cleaning will be employed as the first principle.

7.0 Concluding Statement

7.1 This design and access statement has been written in support of this application. The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- The context and feedback from the engagement exercises undertaken have been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

7.2 The scheme has been designed to respond to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

- Provision of an attractive and high quality housing development
- Visual amenity
- Preserving and enhancing the character of the village

7.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policies and that the Council should be supportive of the scheme and grant planning permission.