

DESIGN & ACCESS STATEMENT

Land off west side of Manor Grove

Royston

February 2013



CONTENTS

Introduction

The Site

Design Proposals

Sustainability

Access



INTRODUCTION

This document describes the thought processes, concept development and technical considerations associated with the production of proposals for the redevelopment of land off the west side of Manor Grove, Royston. The site was previously occupied by housing that was demolished recently ready for redevelopment.

The structure of the document is based on the guidance produced by CABE 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 & ITS SURROUNDING

The proposed site is located approximately 4km to the north of Barnsley centre in the village of Royston. The main element of the centre sits at the junction of the B6123 and High Street. Royston has a number of local facilities including a small convenience supermarket, a post office and other local shops. The site is located to south-west of the junction of Manor Drive and Manor Grove.

The site was previously occupied by housing which was demolished recently. It has a slight change in level in a north to south direction, is grassed and is rectangular in shape. The southern and western edges of the site are defined by timber or metal fencing that bounds the surrounding houses. To north is low brick wall that defines the edge of the site and beyond is short alley way that provides rear access to the parade of shops. The eastern edge of the has no boundary treatment.

The site is bounded by single storey residential development to the south, west and east. To the north is a short parade of shops with residential accommodation above that is two storeys in height. This parade of shops faces away from the site towards Manor Drive.

There are no predominant building materials in the area. There are examples of red or buff brick, within the immediate vicinity of the site. The majority of the roofs are pitched and are covered with concrete or slate tiles. The small parade of shops to the north of the site has a flat roof.



View across the site from Manor Grove, with retail units beyond



Bungalows to the south of the site



Bungalows to the west of the site.



Aerial view of the site



View of the northern edge of the site

DESIGN PROPOSALS

Use and amount

RELEVANT BUILDING FOR LIFE CRITERIA

- Q1 Does the development provide (or is it close to) community facilities?
- Q2 Is there an accommodation mix that reflects the community?
- Q3 Is there a tenure mix that reflects the needs of the community?

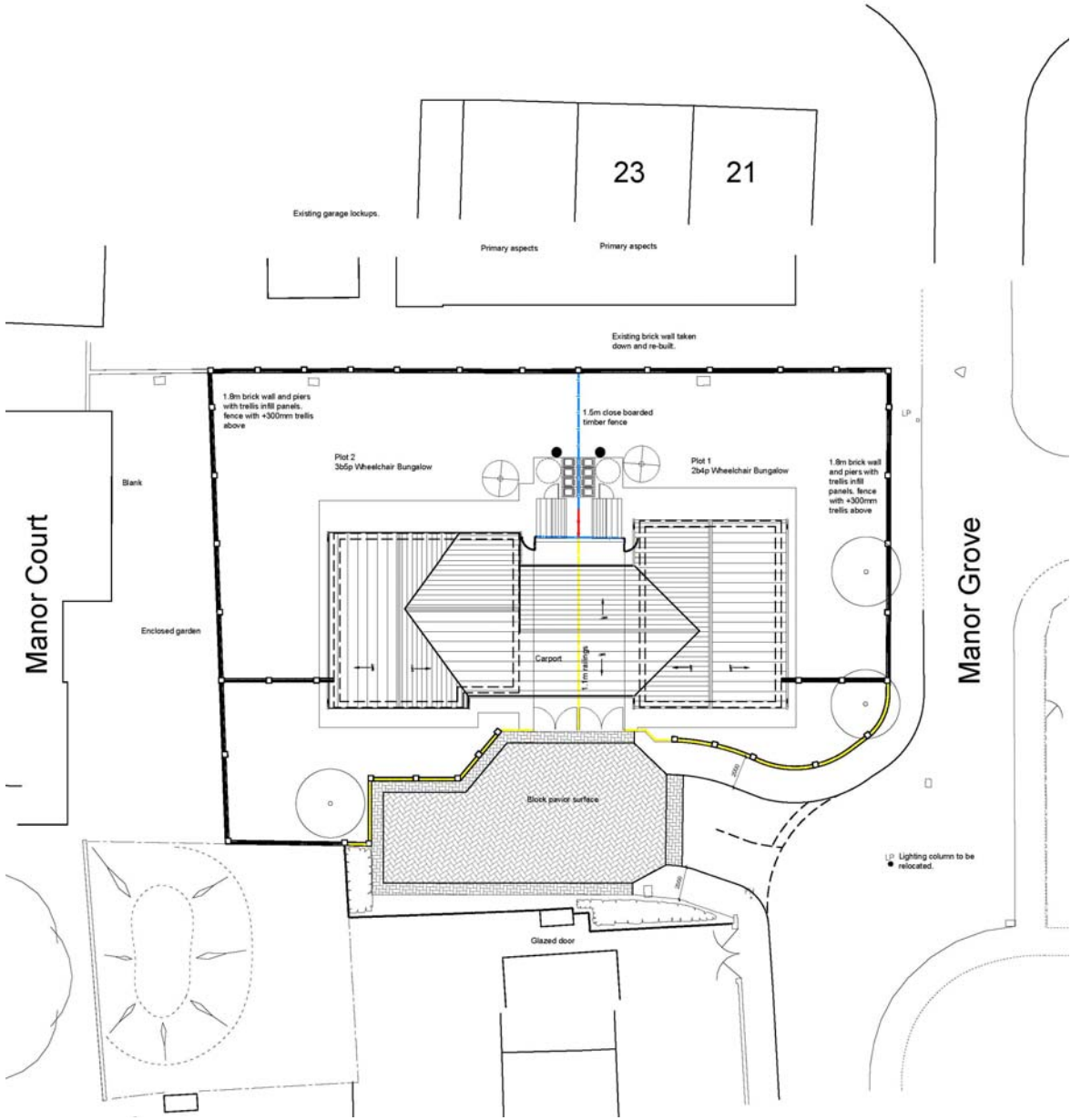
The proposal provides 2 no. affordable bungalows in an existing residential area close to existing facilities. The proposal will provide a 2 bedroom unit and a larger 3 bedroom dwelling.

The proposed site layout responds to the constraints of the site with the units orientated to face on to a short section of new highway. To the front of the units is small garden area set behind a low wall with metal railings. Within the rear gardens each unit is provided with a shed that is large enough to accommodate cycle storage. All rear gardens are enclosed to provide gated and secure private amenity space in accordance with Secured by Design principles. The units on the site have been carefully positioned away from the surrounding houses and will therefore not impact on the amenity of the surrounding residents. In curtilage parking is provided to the side of the units under the car port.

Layout

RELEVANT BUILDING FOR LIFE CRITERIA

- Q6 Is the design specific to the scheme (the location and its character)?
- Q7 Does the scheme exploit existing buildings, landscape or topography?
- Q8 Does the scheme feel like a place with a distinctive character?
- Q9 Do the buildings and layout make it easy to find your way around?
- Q10 Are the streets defined by a well-structured building layout?
- Q11 Does the building layout take priority over the streets and car parking, so that the highways do not dominate?
- Q12 Is the car parking well integrated and situated so it supports the street scene?
- Q15 Are public spaces and pedestrian routes overlooked and do they feel safe?
- Q16 Is public space well designed and does it have suitable management arrangements in place?
- Q17 Do buildings exhibit architectural quality?



Proposed site layout

Scheme Design

The proposed units are single storey in height and as a result will not impact on the amenity of the surrounding two storey houses.

The units are primarily constructed with a buff brick with elements of render and a stacked stone feature under a pitched concrete tiled roof. The entrance is provided at the side of the units under the car port. All the units have large openings to maximise solar gain and daylight penetration. In addition, sunpipes are provided in order to provide a greater level of light within the corridor areas.

Scale & Massing

RELEVANT BUILDING FOR LIFE CRITERIA

- Q6 Is the design specific to the scheme (the location and its character?)
- Q8 Does the scheme feel like a place with a distinctive character?
- Q17 Do buildings exhibit architectural quality?

Appearance

RELEVANT BUILDING FOR LIFE CRITERIA

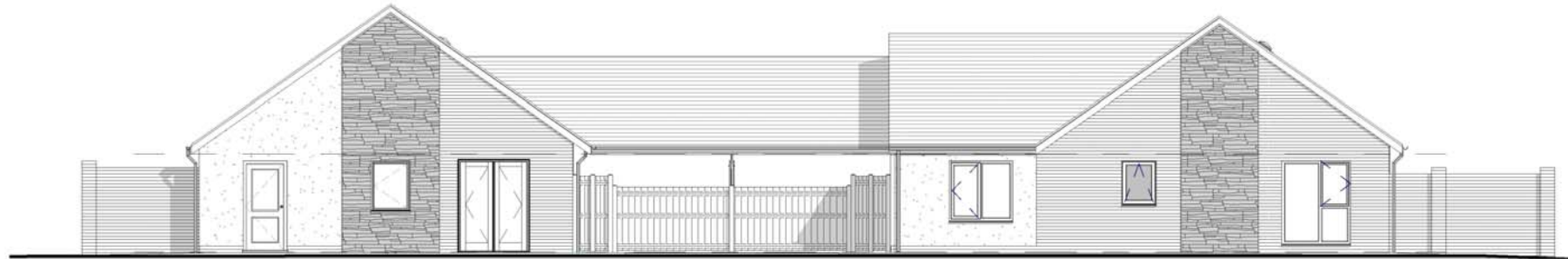
- Q6 Is the design specific to the scheme (the location and its character?)
- Q8 Does the scheme feel like a place with a distinctive character?
- Q17 Do buildings exhibit architectural quality?

Soft landscaping within the proposal is limited to the private garden areas of the individual units. The 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.

Landscaping

RELEVANT BUILDING FOR LIFE CRITERIA

- Q6 Is the design specific to the scheme (the location and its character?)
- Q7 Does the scheme exploit existing buildings, landscape or topography?
- Q8 Does the scheme feel like a place with a distinctive character?
- Q16 Is public space well designed and does it have suitable management arrangements in place?



Planning Context

The proposed site is located within an existing urban area that was previously occupied by housing. The development will provide 2 no. high quality Code for Sustainable Homes Level 3 bungalows. The density of the proposed scheme is 16 units per hectare as result of the site constraints and the size requirements of bungalows. As a result the siting and orientation of proposed units have no impact on the amenity of the surrounding residents. Also, the proposed development consists of single storey bungalows which will not impact on the surrounding dwellings.

In curtilage driveway parking is provided for all units, under the car port. Each unit has two parking spaces which accords with the adopted parking policy standards.

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.

SUSTAINABILITY

Sustainability

Q5

Does the development have any features that reduce its environmental impact?

Q18

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

Q19

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

Q20

Do Buildings or spaces out perform statutory minima such as building regulations?

The dwellings on the application site have been designed to achieve the 15% reduction in CO2 emissions, following the “Passive Homes “ principles of incorporating high levels of thermal insulation to floors, roof and walls (including thermally efficient windows and external door sets), improved air tightness utilizing “Enhanced Robust Details” and controlled ventilation using mechanical ventilation and heat recovery.

Energy efficient SEDBUK A rated gas condensation boilers with gas saver units (heat exchange to preheat incoming air from exhaust gases), AAA rated white goods and low energy lighting will reduce both CO2 emissions and energy consumption. The combination of these proposals is a very cost effective, low maintenance approach providing direct immediate benefits to the residents by creating homes that have low levels of heating, thus reducing energy consumption, CO2 emissions and fuel bills.

ACCESS

Access

RELEVANT BUILDING FOR LIFE CRITERIA

Q4 Does the development have easy access to public transport?

Q13 Are the streets pedestrian, cycle and vehicle friendly?

Q14 Does the scheme integrate with existing streets, paths and development?

High Street and the B6123 have a number of bus stops, within walking distance, that provide convenient access to the employment, retail and leisure facilities within Barnsley town centre and the surrounding villages of Staincross and Brierley.

The proposed development utilises the existing highway infrastructure and provides in curtilage parking spaces for vehicles and access to the units will be level in accordance with Part M of the Building Regulations.