

Design & Access Statement



Land at Kingsmark Way
Goldthorpe
August 2019

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This Design and Access Statement has been prepared by Countryside Properties to accompany the application for 119 dwellings and associated works at Kingsmark Way, Goldthorpe

This document explains the design process undertaken in the preparation of the application and considers issues that are specific to the site.

Assessment

The land historically was a colliery site. The site is now vacant and is bounded to the north, south and east by residential with small industrial units to the west.



Opportunities & Involvement

Countryside Properties vision is to create places for people to live, work and enjoy. Whether we are enhancing existing neighbourhoods or creating new communities we endeavour to develop places that are sustainable socially, economically and environmentally.



Our core principles are developed and applied on a site by site basis ensuring that bespoke solutions are given to each site and the opportunities and constraints that the site presents are fully considered.

The overall vision for Kingsmark Way, Goldthorpe has evolved through a process of on site analysis, assessment of the constraints, and discussions with Barnsley Metropolitan Borough Council to realise the potential of the site and meet the needs of the local community.

The proposals present an opportunity to revitalise a currently vacant site and provide quality, family accommodation within the locality.

Evaluation, Vision & Principles

Our vision for the site includes;

- Creating attractive, active and lively streets.
- Demonstrate the development of a site that adheres to national and local planning and design policy.
- Create active streets that prioritise the pedestrian while accommodating the car in creative ways.
- Provide defensible space to every home.
- Implement landscaping that will add to the street scene, enhance the development and aid its integration into the existing community.
- Relate new to existing residential development in terms of scale massing and materials.

Design

Good design is a central part of planning policy and there are 10 core design objectives that require consideration:

- Character - Enhancing identity and sense of place.
- Safety & Inclusion - Ensuring places are safe, secure and welcoming.
- Diversity - Providing variety and choice.
- Ease of movement - Ensuring that places are easy to get to and move through.
- Legibility - Ensuring that places can be easily understood.
- Adaptability - Anticipating the need for change.
- Sustainability - Minimising the impact on our environment.
- Designing for future maintenance - To ensure ease of future maintenance .
- Good streets and space - Creating places with attractive outdoor space.
- Well designed buildings - Buildings designed to last and contribute positively to the streetscape.

These principles have informed the design process for the proposals at Kingsmark Way, Goldthorpe. All constraints and opportunities have been assessed using this framework and the context of local and national policy.

Countryside Properties has a proven track record of delivering the above objectives, this is supported by the numerous awards the company has achieved on varying developments.

The land historically was a colliery site. The site is now vacant and is bounded to the north, south and east by residential with small industrial units to the west.



Location Plan and Key Views.



1. Looking onto the site from Kingsmark Way



2. Looking onto the site from Kingsmark Way



3. Looking onto the site from Kingsmark Way



4. View north on Beaver Street



5. Looking onto the site from Beaver Street.



6. Looking onto the site from Beaver Street.

3. Amount



The proposed development is for 119 dwellings and associated works.

The site comprises of a developable area approximately 10.17 acres and will consist of two and two and a half storey properties providing two and three bedroom homes.

The mix of properties reflects the need for quality, family housing within the local area.

4. Layout



AFFORDABLE ACCOMMODATION SCHEDULE									
HOUSE TYPE	NUMBER	SPOT	RED	TOTAL SPOT	RED	SPOT	RED	TOTAL	
Over	1	1	1	1	1	1	1	1	1
Under	1	1	1	1	1	1	1	1	1
TOTAL	2	2	2	2	2	2	2	2	2

OPEN MARKET ACCOMMODATION SCHEDULE									
HOUSE TYPE	NUMBER	SPOT	RED	TOTAL SPOT	RED	SPOT	RED	TOTAL	
Over	1	1	1	1	1	1	1	1	1
Under	1	1	1	1	1	1	1	1	1
TOTAL	2	2	2	2	2	2	2	2	2



Scheme Development

The proposals for the scheme have gone through a process of evolution using the outline application Master Plan as guidance. Pre-application advice has been provided by officers from Barnsley Metropolitan Borough Council and other stakeholders prior to the final design solution being formulated.

Our proposals aim to produce a development that fits in and complements the existing character of the area. High quality, site specific designs produce an interesting and varied street scene creating a distinctive place to live.

All the dwellings at Kingsmark Way, Goldthorpe will be designed and constructed to achieve a high standard of environmental sustainability in accordance with Part L and F of the Building Regulations 2013.





Introduction

Building for Life is the industry standard, endorsed by Government, for well designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating good places to live.

Re-designed in 2012 Building for Life 12 is based on the new National Planning Policy Framework and has been published by the Building for Life Partnership which is made up of Cabe at the Design Council, Design for Homes and the Home Builders Federation these three organisations are supported by Nottingham Trent University.

The 12 questions reflect the vision of the Building for Life Partnership and it is therefore appropriate to assess the proposals for Kingsmark Way, Goldthorpe site against these 12 questions.

The 12 questions are broken down into three categories each with four questions. The three categories are;

- **Integrating into the neighbourhood**
- **Creating a place**
- **Street and home**

The questions operate a simple traffic light system. Developments should aim to achieve as many greens as possible, minimise the amount of ambers and avoid reds. Local circumstances and constraints of individual sites may mean that schemes cannot achieve 12 greens and justification should be given in these situations.

Integrating into the neighbourhood

1) Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?



The scheme presents itself along Kingsmark Way and uses the existing spur off the junction to access the scheme. The existing footpath to the footbridge south boundary is being retained through a proposed landscaped open space. (Amber)

2) Facilities and services

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

- Goldthorpe Town centre is 300m away with a number of shopping and food outlets.
- Goldthorpe train station is 1km away.
- There is a numbers of schools and churches in the local area. (Green)

3) Public transport

Does the scheme have good access to public transport to help reduce car dependency?

There are several bus stops within 300m from the site on Doncaster Road. The main interchange is situated 0.5 miles away. Goldthorpe train station is 1km away. (Green)

4) Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

The scheme provides a mix of two and three bedroom homes. The mix was derived following an extensive period of market research in the area with regards to housing need. (Green)

Creating a place

5) Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

The properties will be elevated to complement and enhance the existing environment. A simple, traditional elevational theme is proposed utilising a variety of high quality materials used with variations in building height, provides the scheme with a distinctive character of its own. (Green)

6) Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

The dwellings are positioned to take best advantage of the long views to the southern boundary. The development also provides a strong frontage onto Kingsmark Way. (Green)

7) Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

All dwellings face onto the street with articulation of corners achieved by the use of distinctive materials, bays and additional windows to habitable rooms which ensure that blank gables to the street are avoided.

A comprehensive landscaping scheme utilising semi mature trees within plot frontages to create a tree lines boulevard effect throughout the development. Plot frontages will be defined by the use of landscaping throughout the development and railings, walls and fences where required. (Green)

8) Easy to find your way around

Is the scheme designed to make it easy to find your way around?

The majority of dwellings face onto the street with articulation of corners achieved by the use of distinctive materials, bays and additional windows to habitable rooms which ensure that blank gables to the street are avoided. This assists in pedestrian way finding through the scheme and the creation of a sense of place. (Green)



Street and home

9) Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

All streets have been designed to accommodate the requirements of the local highway authority. Enhancing the environment for pedestrians and cyclist. Streets are well lit and benefit from natural surveillance promoting social interaction. (Green)



10) Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Parking is in curtilage and follows the principles of manual for streets. Parking provision meets the requirements Barnsley Metropolitan Borough Council both in terms of quantum and size. (Amber)

11) Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Public and private spaces are clearly defined in order to minimise the possibility of crime/anti-social behaviour going unchallenged. This has been achieved through a well-designed and sensitive landscaping scheme and boundary treatments, which delineates the public from the private realm to the front of dwellings. The use of high boundary treatments to rear boundaries provide defensible spaces whilst protecting the amenity of future residents. (Green)



12) External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

All houses will be provided with enough space for storage sheds that could provide an element of cycle storage. Ample rear gardens will provide space for refuse storage. (Green)



5. Scale



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Kingsmark Way Goldthorpe	
Street Scenes	
Scale: 1:200 Date: Aug 2019	Drawn by: SMC Checked:
SK656-SS-01	
Sheet 1 of 1	

The proposed development of two and two and a half storey houses, will have a combination of detached and semi-detached units. This will provide varied character and definition to the street scene. Dwellings sited on most of the corners are rendered or have additional windows. The architectural quality of the buildings in this scheme are displayed through their massing, proportions and materials.

Visual Appearance / Materials

The predominate materials used on the existing houses in the area around the land at Kingmark Way are red brick, white render with grey or red roof tiles with elements of red roofs. The proposed materials reference themselves to the local vernacular without being a pastiche.

The internal street scenes and the frontage to Kingsmark Way will look to compliment this existing character while being careful not to repeat the form of existing residential stock that surround the boundaries of the site.

The architectural palette will consist of a light red brick, red multi brick and buff brick with selected plots being partially rendered (white) and also tile hanging to certain plots, to provide further variety within the street scene. These facing materials will be further enhanced by the use of interlocking red and grey roof tiles.

Examples of the proposed palette of materials are shown on the adjacent portion of the page, with samples being available on request.

All the materials have been selected through a process of contextual understanding, their durability and aesthetic appearance. The proposed materials will use colour, texture and detailing coupled with quality workmanship to ensure the elevations are enlivened but with a tactile finish.



Dark Red Brick



Buff Brick



Grey Roof Tile



Red Multi Brick



Red Roof Tile

8. Access

Access

Access will be taken directly from Kingsmark Way.



Movement

The scheme layout follows a simple looped road structure with a boulevard entrance linking through to several shared driveway areas - an approach which has been agreed with Highway Engineers.

Within the development, all roadways and footpaths are shown to be safe by having good natural surveillance during daylight, and being well illuminated during the hours of darkness. Footpaths from car parking areas lead directly to the dwellings they are provided for.

Natural Surveillance

The front elevations of this development face public highways. Care has been taken to keep natural surveillance over the public realm to the maximum, with building design offering no opportunities for concealment, thus promoting a sense of security for the community and visitors.

Lighting

Good lighting provides clear and safe access through developments for pedestrians up to the private front doors of dwellings.

Boundary Treatments

Care has been taken to ensure that all boundary treatments provide clear and well defined public and private spaces.

The plans show mix of boundary treatments consisting of brick screen walls, timber fencing and various forms of planting, all of which will provide a physical barrier. The boundaries, while providing privacy where required, will not obstruct the requirement of maintaining maximum, natural surveillance.

Maintenance of Spaces

Private gardens are well defined.

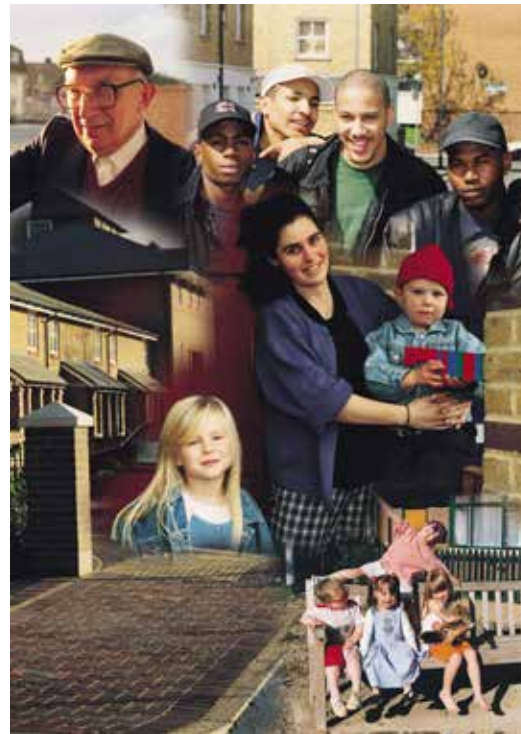
Trees will be pruned to a height no lower than two metres, and shrubs pruned to a height no greater than 1 metre, thus providing a clear window of surveillance at all times.

Car Parking

Parking is in curtilage and follows the principles of manual for streets. Parking provision meets the requirements Barnsley Metropolitan Borough Council, both in terms of quantum and size.

Traffic Calming

Raised tables, building design, site layout and landscaping, will all play their part in assisting vehicle and pedestrian movement within the development.



Inclusive Design

The built environment and how we interact with it has a profound effect on our quality of life whether it is our working, living or recreational environment. Well designed places ensure variety and ease of use for all members of the community.

The proposals at the land at Kingsmark Way, Goldthorpe have been developed and take regard of CABI's publication The principles of Inclusive Design (CABI 2006) which sets out 5 key principles:

- Inclusive design places people at the heart of the design process
- Inclusive design acknowledges diversity and difference
- Inclusive design offers choice where a single design solution cannot accommodate all users
- Inclusive design provides for flexibility in use
- Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone.

These key principles should lead to development that is inclusive, responsive, flexible, convenient, accommodating, welcoming and realistic.

The proposals at the land at Kingsmark Way meet these aspirations for the reasons set out below.

The existing access points and proposed internal connections, incorporating footpaths, provide a network which is easy to navigate and is well overlooked. The overall pattern of the streets ties in with the wider area.

The proposed residential development offers choice and variety for all groups within the community and aims to appeal to a multitude of people with differing lifestyles and social backgrounds. The housing types designed with a flexible approach to varying lifestyle choices and providing a sound base for future adaptation.

The built form provides a clear distinction between public and private space with the use of clear boundaries treatments utilising varying materials. Corners and vista stops have also been carefully thought about to assist way finding and ease movement and create the sense of a distinctive environment.

All houses will be built using timber frame construction giving the units flexibility for future adaptation.

The development at Kingmarks Way, Goldthorpe will provide an attractive, high quality designed area to live. The scale and character of the proposals will ensure that the scheme will contribute to and enhance the immediate and surrounding area.

The proposals will also support the wider initiatives of the immediate area through the delivery of exceptionally high quality, family accommodation.

The careful consideration of the structure, massing, streetscape, landscaping and materials ensures that the development is in context with the adjacent areas, creating an attractive, distinctive and aspirational scheme.

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