



Design & Access Statement

Proposed Residential Development
Land at Yews Place
Kendray
Barnsley
July 2010

Foreword



(Fig. F1) Photograph of an existing Keepmoat development.

F.1 Keepmoat Homes, part of the Keepmoat plc group of companies, specialised in providing desirable homes predominantly for first and second time buyers throughout Yorkshire, the Midlands, the North East and the North West of England.

F.2 All our homes are traditionally built and highly specified and constructed to the highest standard. Our customers are at the heart of our business and we pride ourselves on providing high levels of customer service.

F.3 Established in 1928 Frank Haslam laid the solid foundations of the Keepmoat Homes Way. He maintained - there is nothing to replace pride in your work, and through this attitude the company has grown in stature and gained the excellent award winning reputation it enjoys today.

F.4 At Keepmoat Homes we offer a wide variety of house styles and exceptional choice through our Contours' range, so our customers can create their ideal dream home'. By "delivering the dream" our aim is to enable people to achieve their dreams by securing that vital first step on the home-ownership ladder.

F.4 Reputation is an asset we value, which can only be realised through delighting our customers. Through our commitment to Customer Care and long term Home Care of the highest standard, our people are securing our reputation for years to come.

F.4 Our high quality product demands a committed team of skilled professionals across all aspects of our business, to ensure we deliver desirable homes of the highest quality, at highly attractive prices. We believe our awarding home range reflects our strength for innovation and drive for continuous improvement.

F.4 Keepmoat Homes often works in partnership with other Keepmoat Group Companies, Bramall Construction and Frank Haslam Milan, to create vibrant mixed-tenure communities.

F.4 A number of our projects involve working in alliance with other partner-contractors, direct labour organisations and developers. We value this initiative and have forged excellent relationships with our partners.



(Fig. C1) Images of various house types with the Keepmoat Homes Range.

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1.1 INTRODUCTION

1.1.1 This Design and Access Statement has been prepared by Queensberry Design Ltd on behalf of Keepmoat Homes Ltd.

1.1.2 This statement supports the full application for a residential development consisting of 10no dwellings on land at Yews Place, Kendray, Barnsley.

1.1.3 The purpose of this report is to provide supporting detail and relevant information about the design process for the planning application into Barnsley Metropolitan Borough Council.

1.1.4 The proposal recognises that the ultimate success of the development will be greatly enhanced by a variety of measures which will ensure the scheme's sustainability. Every effort is made to guarantee future success by investing wisely in the present. Design is focused on achieving effective working communities that provide a wide range of options and allows for modern family living.

1.1.5 Materials are chosen for their durability, low maintenance and quality. Construction methods are as efficient as possible, with waste materials minimised with new construction materials and techniques evaluated on a continuing basis with an eye to improvement.

1.1.6 This statement identifies the requirements set down in 'Guidance on the changes to the development control system: Circular 01/2006', which requires all developments to take into account the amount, layout, scale, appearance of the development, landscaping and access to the site with reference to the site's integration and interaction with the surroundings.

1.1.7 This scheme has certainly not been developed in isolation, the surrounding context has been considered in detail so that the new intervention will integrate efficiently, raising the standard of the neighbourhood. The developer sees the planning process as a collaborative one that gains strength when there is understanding, consideration and support between the various groups.



(Fig. 1.1) Photograph of an existing Keepmoat development.



1.2 DESIGN TEAM

1.2.1 The development is a partnership between Chevin Housing Group and two operating divisions of Keepmoat Plc. which are;

- Keepmoat Partnerships.
- Keepmoat Homes (formerly Haslam Homes)

1.2.2 Keepmoat Homes have appointed Queensberry Design Ltd to submit this application on their behalf.

1.2.3 This collaboration between the parties, results in a team with the correct skills and experience to deliver an innovative and appropriate development on this site .

1.2.4 The varied roles and skills of the client and consultant reflect the following aims at the design stage:

- To make *design quality* a priority.
- To ensure good build quality using high quality *materials*.
- To deliver *best value for the vendor*, but not at the cost of the above aims.

1.3 AFFORDABLE HOUSING PARTNERS

1.3.1 The Chevin Housing Group was formed in 2001 and consists of Chevin Housing Association Ltd and Harewood Housing Society Ltd.

1.3.2 Chevin, the parent company owns, manages and maintains the Group's rented homes and Harewood manages and maintains the Group's leasehold properties and also provides a management service to private sector leaseholders.

1.3.3 In 2004 the Group formed Synergy Housing Solutions Ltd which is a regional based development partnership of associations with Chevin Housing Group as the lead partner for delivery of the development programme.

1.3.4 Members of the Chevin Housing Group are:
Chevin Housing Association Ltd
Harewood Housing Society Ltd
Synergy Housing Solutions Ltd

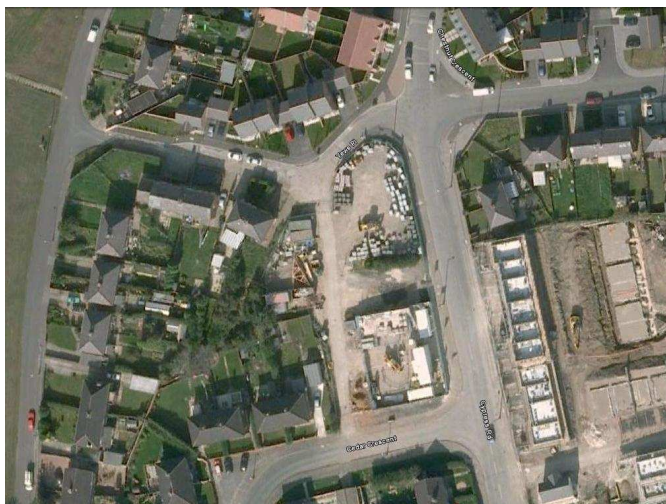
1.3.5 Through their subsidiary Synergy Housing Solutions, they are a leading development agency and have secured £38.9m grant to develop 948 new homes over the next two years.

1.3.6 Chevin operate across Yorkshire, the Humber, North Nottinghamshire and the North West.

1.3.7 The Group manage 6400 rented and 1650 leasehold homes which include 750 private sector flats.

1.3.8 Chevin's Head office is in Wakefield, West Yorkshire but also have staff based in Sheffield, Selby, Leeds and Hull.





(Fig 2.1.1) Aerial view c.2007



(Fig. 2.1.2) Site views and surrounding properties June 2010

2.1 SITE LOCATION

2.1.1 The site is situated on land between Yews Place, Cypress Road and Cedar Crescent next to a well established residential estate.

2.1.2 Beyond the site boundary the character of the area is a mixture of traditional two storey semi-detached and terraced residential properties.

2.1.3 Direct road frontage is available to the north, east and southern boundaries.

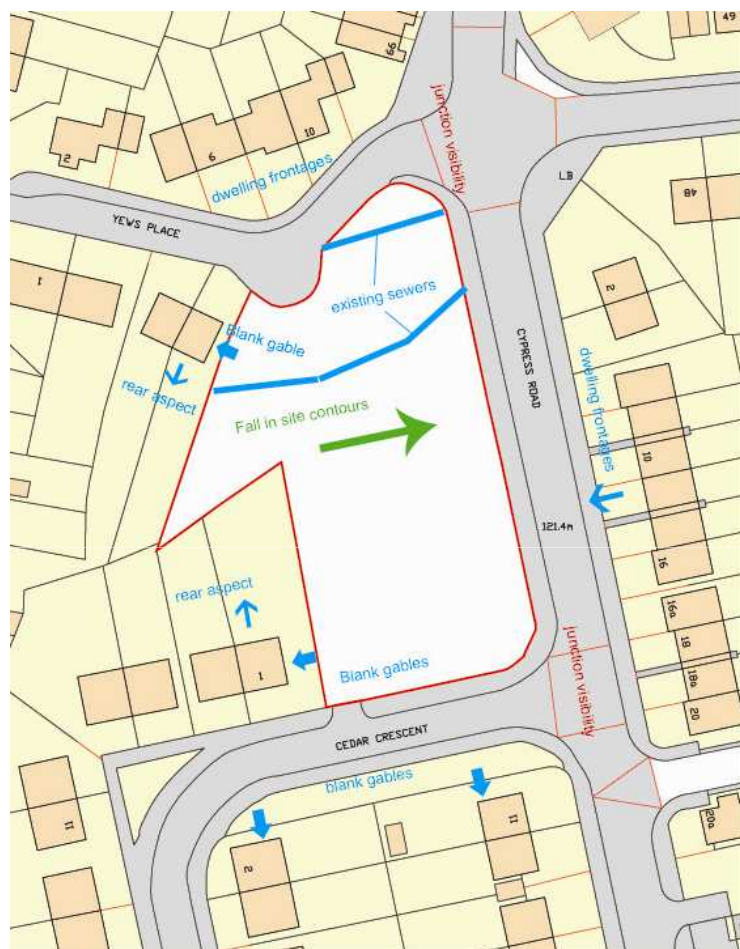
2.1.4 The Western boundary comprises of existing two storey semi-detached units with established rear gardens abutting.

2.1.5 Immediately to the east of Cypress Road and north of Yews Place is the recently completed Keepmoat Homes development comprising 2 & 3 bedroom terraced and semi-detached properties to the frontage.

2.1.5 The site levels drop by approximately 4.0metres from the West to the East but is generally level in the North/South direction.

2.1.6 The site is situated approximately 3km. to the south east of the town centre of Barnsley. The Ordnance Survey grid reference for the site is Easting: 435825, Northing: 405275.

2.1.7 Kendray forms a residential suburb of Barnsley and has a population of approximately 5400 (at 2008).



2.2 CONSTRAINTS

2.2.1 The constraints of the site are identified in diagram (Fig 2.2.1).

2.2.2 One of the constraints of the site which must be taken into consideration, is the orientation of existing properties located on the adjacent roads. Any proposed scheme must take into account their position and relationship with the proposed development as a positive design constraint.

2.2.3 The issue of privacy distances and respect of neighbouring existing properties must be considered. Any development must not only respect the aspect of the existing dwellings, but form a positive spatial relationship.

2.2.4 The existing slope of the site, though not excessive, must be taken into consideration to ensure proposed levels do not impact on the amenity of adjacent properties.

2.2.4 Access to the development can be taken from any, or all, of the road frontages, however due consideration should be given to the proximity of road junctions and any required sightlines.

2.2.5 Existing services for gas, water and electricity are located within the adopted footways to the perimeter of the site.

2.2.6 There are two sewer pipes crossing the site to the North which are to be retained and incorporated into the scheme.

2.2.7 With the site having been previously developed with dwellings, foundation designs should take account of relict footings and made ground where encountered.

(Fig. 2.2.1) Site constraints

2.3 OPPORTUNITIES



2.3.1. Though open at present the land offers little ecological or aesthetic value to the surrounding environment being laid mainly to hardstanding. The extent of low boundary wall remaining to the Cypress Road frontage would ideally be removed, and the general tidying & consolidation of fenced boundaries along the western edge would improve its appearance significantly.

2.3.2 Any form of development should respect its setting in the streetscape by having regard to the relationship of surrounding properties. An extension of the existing built forms on the surrounding roads with dwellings that positively address the public spaces would contribute to the strong urban form. A key driver of trying to integrate with the local context is to make the scheme as inclusive of the external environment as possible. The layout should have regard to external influences, whilst keeping its own identity.

2.3.3 The external appearance should take reference from, though not necessarily replicate, the existing adjacent dwellings. In addition to providing strong frontages to the roads it would also be valid to provide a robust but simple elevation language to the dwellings. Using a cohesive choice of materials throughout the proposal will ensure the scheme contributes positively and integrates well with its surroundings.

2.3.4 Wherever possible opportunities to introduce elements of new planting with indigenous species should be accommodated.



(Fig. 3.1.1) Sketch layout progression 07/08 – 03/10 (**Superseded**)

3.1 DESIGN DEVELOPMENT

3.1.1 Initial schemes were prepared in 2008 to establish basic principles and overall scope for the development. As the site was to be temporarily utilised as a construction compound for the adjacent new Keepmoat housing development off Cypress Road the proposals were to be reviewed once a timescale for redevelopment had been established.

3.1.2 A process of consultation with development partners Chevin and Berneslai Homes was undertaken to establish the preferred mix of housing types and tenure, this identified the need for affordable family housing to supplement the current local housing market.

3.1.3 Detailed analysis of the constraints followed site investigations and various options were reviewed for financial viability.

3.1.4 Retention of existing sewers largely dictated that the form of development facing Yews Place would follow a similar arrangement to the original properties on the site.

3.1.5 In order to provide elements of natural surveillance to the existing street frontages properties were arranged to overlook the public realm to each of the three open boundaries.

3.1.6 Final sketch proposals were then taken forward to the detailed design stage once agreed with the development partners.

3.2 DESIGN CONCEPT

3.2.1 A detailed assessment of existing site levels established the most cost effective solution for the arrangement of dwellings to minimise alterations to current ground levels, thereby minimising its impact on the amenity of adjacent properties.

3.2.2. Given the proximity of existing highways and the size of the site it was not necessary to introduce new highways into the scheme, all dwellings could be accessed directly from the three roads.

3.2.3 The provision of off street parking was carefully considered, wherever possible this was provided to the side of each dwelling to reduce the impact of parked cars within the streetscene. In terms of provision, two bedroom units were provided with at least one parking space, three bedroom units would be provided with two spaces. Casual visitor parking can be accommodated in the highway frontage without detriment to the free flow of traffic.

3.2.4 Where constraints allow, dwellings have been positioned with a small front garden area to provide definition to private and public spaces but are sufficiently close to the street edge and with active frontages to ensure natural surveillance. Consequently, the resulting space for private rear gardens gives the majority of dwellings larger than average amenity space.

3.2.5 The resulting density of development is therefore on a par with the older adjacent dwellings though slightly lower than the more recent schemes in the area.

3.2.6 The principles of “Secured By Design” have been incorporated into the proposal with the consideration of the arrangement of dwellings and parking spaces, the inclusion of robust boundary treatments with lockable gates to rear spaces, the location of each dwelling access being in clear view of the street and avoiding potential ‘hiding’ places.

3.2.7 Each property has space identified for the storage of waste and recycling bins and all are provided with a lockable external store to accommodate the storage of bicycles to encourage the use of more sustainable methods of transport.

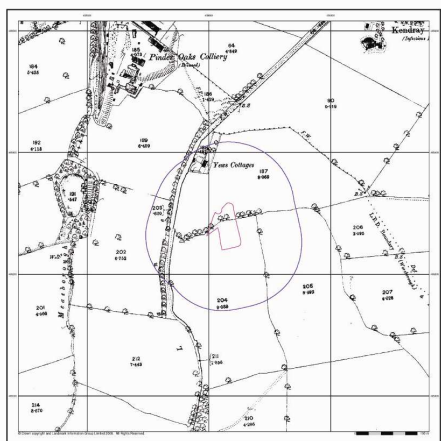


(Fig. 3.2.3) Rendered Layout July 2010 (Current)



4.1 USE

- 4.1.1 Analysis of historic mapping confirms the land remained undeveloped up until the inter war period where rapid expansion of the municipal suburban areas spread from the eastern side of the site.
- 4.1.2 The 1961 mapping shows the site partially occupied by semi detached dwellings facing onto Yews Place. This subsequently evolves to show the remaining area developed facing Cypress Road on the 1988 map.
- 4.1.3 As part of the Local Authorities initiative to address local problems of sustainability of the neighbourhood, the demolition of 520 properties within the Kendray estates and subsequent regeneration with the rebuilding of new homes and open spaces ongoing, this proposed development offers an appropriate reuse of previously developed land as originally envisaged in the Kendray Blueprint (2001).
- 4.1.4 In partnership with the Chevin Group this development will offer an additional 10 family homes with forms of tenure that will increase choice within the local housing market.



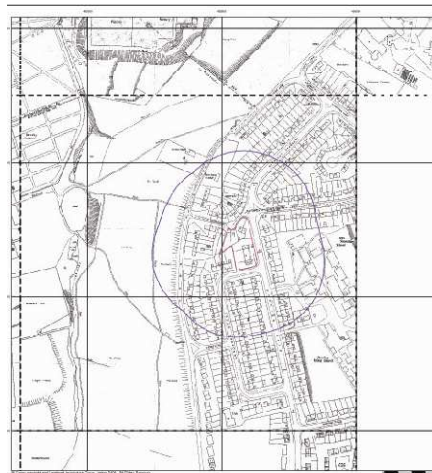
C.1892



C.1931



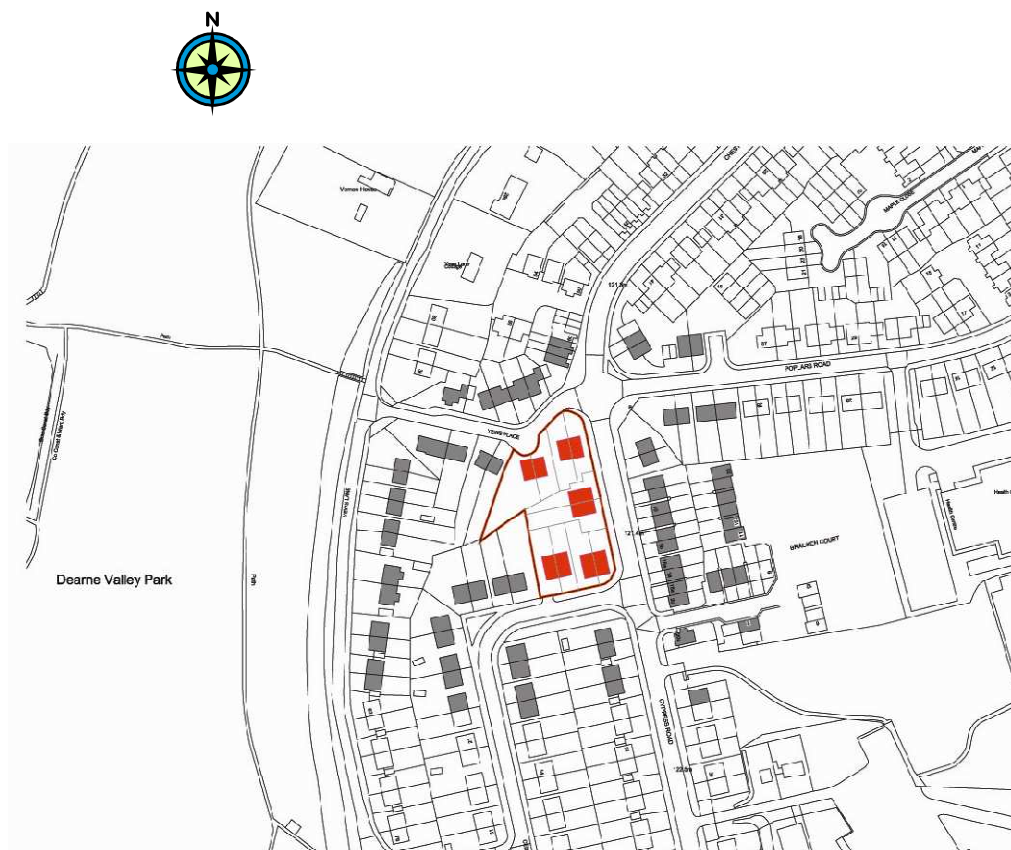
C.1961



C.1988

(Fig. 4.1.1) Analysis of historical mapping

4.2 AMOUNT



(Fig. 4.2.1) Urban grain of the proposed scheme (red) shown in context with existing adjacent dwellings (grey). (NTS)

4.2.1 In meeting the various constraints and recommendations that relate to this area of Kendray, the submitted scheme makes provision for the total development of 10no. dwellings.

4.2.2 It is considered that the number of units proposed (in forms that generally accord with the structure, grain and character of the local area) represents an appropriate response for this site.

4.2.3 The total development of 10no. dwellings on this site equals a density of approximately 40.8 units per hectare. This complies with national guidance which states '*30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision-making*' (paragraph 47 of PPS3)

4.2.4 The housing mix of the site is as follows;

Type 765	= 4no. 2 Storey – 2 Bedroom
Type 988	= 6no. 2 Storey – 3 Bedroom

4.3 SCALE

4.3.1 The surrounding properties are 2 – 2.5 storeys in height giving an eaves height of approximately 4.5 - 6 metres and ridge heights of approximately 8 – 9.5 metres.

4.3.2 The units within the scheme will consist of 2 storey dwellings. The ridge and eaves heights proposed are;

- Eaves – 4.7 metres, Ridge 7.8 – 9.2 metres

4.3.3 The new development will therefore be of an appropriate scale, massing and design in relation to the character of the surrounding area.



(Fig. 4.3.1) Proposed massing in context with existing dwellings shown grey

4.4 ACCESS



(Fig. 4.4.1) Proposed external works showing details of access ramps

4.4.1 The site is situated approx 3 km. to the South East of the town centre of Barnsley. It takes an approximate travel time of 6 minutes by vehicle and 37 minutes by walking.

4.4.2 The site has well connected road links to the A635 and A61. Kendray is located 4km from the M1 motorway and 16 km from the A1(M).

4.4.3 The existing surrounding road infrastructure allows for legible pedestrian access through the neighbourhood with close links to local schools and facilities to encourage sustainable forms of transport.

4.4.4 The short distances in road network and existing speed constraints encourages low speed vehicular movement and allow for a pedestrian friendly approach.

4.4.5 All properties within the development will have direct vehicle and pedestrian access onto the adjacent roads without the need for additional new highways.

4.4.6 Access to the dwellings will comply with the requirements of Lifetime Homes and Part M of the Building Regulations to accommodate the needs of those with reduced mobility.

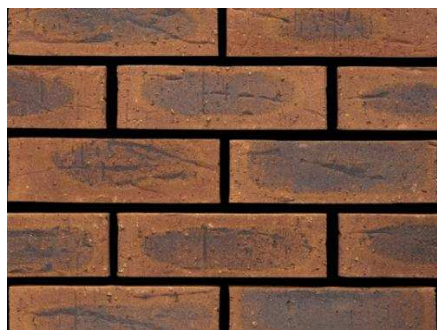
4.4.7 The site is well served by bus links with services to Barnsley town centre. The nearest route is situated on Cypress Road with a local stop immediately adjacent the site. Services run every 10 minutes throughout the day with the journey to Barnsley taking approximately 20 minutes.

4.4.8 Access to the national rail network is available via Barnsley Interchange with hourly services to Leeds, Nottingham & Huddersfield.

4.5 APPEARANCE



(Fig. 4.5.1) Proposed external finishes



(Fig. 4.5.2) Ibstock Hardwicke Wellbeck Autumn Antique – main facing brick



(Fig. 4.5.3) Ibstock Hardwicke Minster Rainworth Blend – contrasting detail brick



(Fig. 4.5.4) Image showing proposed Russell Roof tile products.

4.5.1 The site provides an opportunity for an imaginative housing scheme, with its own identity and sense of place. The layout of the development needs to offer an attractive environment, which is sensitive to the needs of the people.

4.5.2 It is important to ensure that house type design is distinctive whilst still respecting its setting within the surrounding area.

4.5.3 The proposed dwellings will incorporate a red multi main facing brick with string course detailing and soldier window arches picked out in a contrasting buff brick- subject to agreement with the L.P.A. The preferred option would be to use materials from Ibstock Brick ranges – as shown in figures 4.5.2, & 4.5.3.

4.5.4 The units will be set beneath interlocking concrete roof tiles. These will incorporate Russell Roof tile products in Grampian Anthracite subject to L.P.A. Agreement.

4.5.5 White upvc fascias and window frames will be chosen for low maintenance and complimented by black gutters and downpipes. Soil pipes will be located internally. Projecting canopies in white GRP over front doors provide additional relief to the front elevations.

4.5.6 These key elevational details will ensure the scheme proposal will be of distinctive quality and a valuable residential addition to the area.

4.6 STREETSCAPES



(Fig. 4.6.1) Proposed streetscape to Cypress Road.



(Fig. 4.6.2) Proposed streetscape to Yews Place.

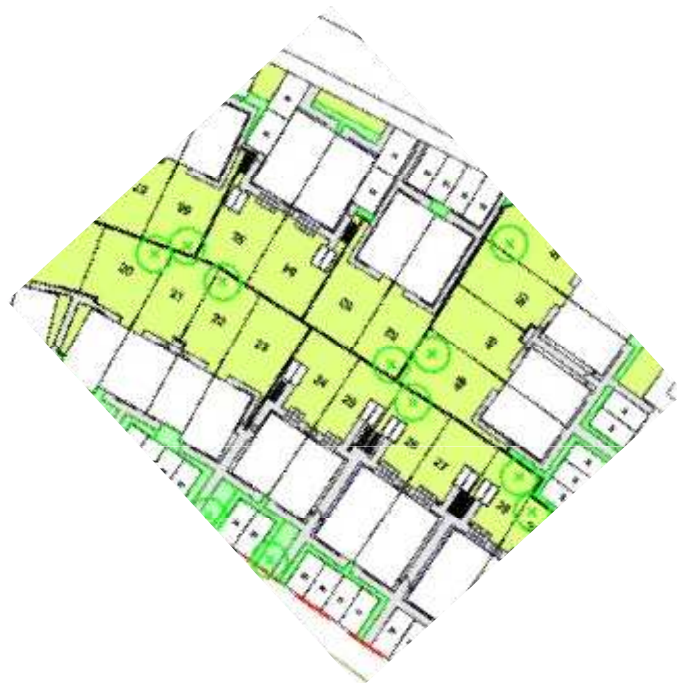


(Fig. 4.6.3) Proposed streetscape to Cedar Crescent.

4.7 LANDSCAPING

4.7.1 As a consequence of the recent use of the site as a construction compound there is no remaining vegetation to be considered.

4.7.2 The accompanying landscaping design identifies opportunities for hard and soft landscaping. The choice of species would be native ranges reflecting the existing landscape character and needs of the locality.



(Fig. 4.7.1) Typical landscaping proposal



Code for Sustainable Homes (from DCLG)

The Code is the national standard for the sustainable design and construction of new homes. The Code aims to reduce our carbon emissions and create homes that are more sustainable.

The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a one to six star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE). The Code will provide valuable information to home buyers, and offers builders a tool with which to differentiate themselves in sustainability terms.

4.8 SUSTAINABILITY

4.8.1 The scheme will be designed to meet or exceed the requirements of the current Building Regulations. Specifically the requirements for Approved Document Part L – Conservation of Fuel and Power – will be exceeded by a thermal performance factor of 25% as a requirement of achieving Code Level 3 of the Code for Sustainable Homes.

4.8.2 A detailed assessment under CSH has been prepared to establish what enhancements are necessary to the design specification to achieve Level 3 compliance. This includes improved levels of insulation, the incorporation of high efficiency gas heating boilers supplemented by roof mounted solar hot water panel technology, methods to reduce water consumption such as A rated appliances where installed, flow restricted taps and low consumption dual flush WC's. Low energy light fittings both internally and externally are included to reduce electricity consumption.

4.8.3 During the construction phase of development site waste is to be carefully monitored in accordance with an agreed plan and a minimum of 80% of materials are to be responsibly sourced. All timber used is to be responsibly sourced. Storage for household waste and recycling is incorporated into the dwellings.

4.8.4 The provision of external storage for cycles is provided in the form of garden sheds to encourage the use of more sustainable means of transport.

4.8.5 Rainwater recycling is provided for with the inclusion of either garden water butts or below ground harvesting tanks depending on site assessment of current and proposed surface water run off.

4.8.6 Compliance with Code level 3 ensures the properties will comply with the Homes & Communities Agency's funding requirements to achieve a high level of sustainable development and to minimise its impact on the environment.



Lifetime Homes (From lifetimehomes.org)

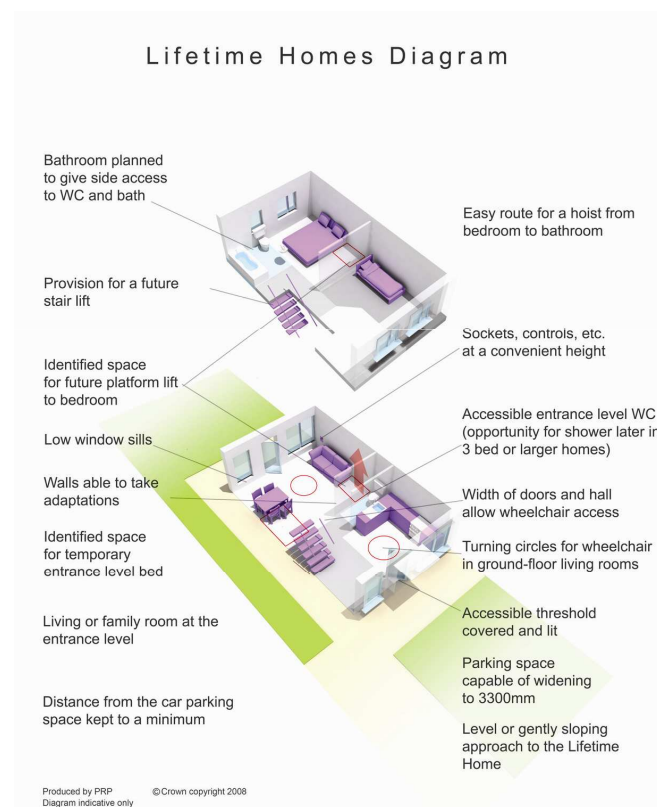
The concept of Lifetime Homes was developed in the early 1990s by a group of housing experts. Lifetime Homes are ordinary homes incorporating 16 Design Criteria that can be universally applied to new homes at minimal cost. Many planning policies already require the Lifetime Homes standard in new developments. For example, the London Plan. All public sector funded housing in England will be built to the Lifetime Homes standard from 2011 (it is an existing requirement in Wales and Northern Ireland), with a target of 2013 for all private sector dwellings.

The Lifetime Homes Group consists of Help the Aged, Age Concern and Habinteg. We continue to promote the standard and provide resources to other organisations seeking to implement the standard whether through direct property development or through the formulation of policy and practice. The administration and technical support on Lifetime Homes is provided by Habinteg, who took on this responsibility for the Joseph Rowntree Foundation. We encourage other individual and organisations to work with us to promote Lifetime Homes by subscribing to our newsletter and joining our supporter network.

4.9 LIFETIME HOMES

4.9.1 One requirement of the Code for Sustainable Homes is to achieve compliance with all 16 elements of the Lifetime Homes design criteria as shown in fig 4.9.1 below.

4.9.2 Compliance with these criteria will ensure the dwellings are accessible and capable of easy adaptation to the changing needs of all occupiers throughout their lifetime.



(Fig. 4.9.1) Lifetime Homes design criteria.

5 CONCLUSION

5.1.1 The submitted scheme highlighted throughout this Design and Access Statement proposes the development of grand total of 10no. new homes, all of which will be transferred on completion into the ownership of the Chevin Housing Group to be offered as affordable homes.

5.1.2 This scheme forms one small element of the Local Authority's overall housing regeneration strategy for the area and as such helps to contribute to the wider availability of housing of mixed tenure.

5.1.3 The development will have a clear and legible character and as such become a positive addition to the local area. The proposed landscaping contributes to the visual amenity of the public realm by helping to integrate the scheme with its surroundings.

5.1.4 The topography of the site has been carefully considered with dwellings and spaces accessible to all. The development is formed to offer natural surveillance and encourages passive policing to minimise opportunities for anti-social behaviour.

5.1.5 As an award winning national house builder, Keepmoat Homes have designed and built many homes and are therefore well attuned to the needs and requirements of Registered Social Landlords and private home buyers alike.