

PROPOSED RESIDENTIAL DEVELOPMENT CHURCH MEWS, BOLTON-UPON-DEARNE

DESIGN AND ACCESS STATEMENT

ISSUE 10, OCT 2023

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This document has been prepared by STEN Architecture. It explains the principles of an Outline Planning Application for a proposed residential development at Church Mews, Bolton-Upon-Dearne.

The Outline application will be for 14 No dwellings and approval is sought for means of access, appearance, layout and scale. Landscaping will be a Reserved Matter.

This document describes the design principles of the proposed development and shows how they are determined. The principles demonstrate adherence to good practice as set out in both National and Local Planning and Urban Design Guidance. The document demonstrates that the proposed development is a suitable response to setting and context.

The applicant has collaborated with specialist consultants and the Local Authority to create a well-planned, successful and long-lasting residential development that can be accessed by all prospective users. The intention is to;

- Create a characterful development with a clear identity;
- Create a sustainable and legible living environment;
- Make proper use of land to deliver suitable scale and density;
- Recognise and enhance existing natural features;
- Produce new dwellings that meet high architectural standards; and
- Create attractive streets and pleasant spaces.

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2. Planning Policy and Guidance

The accompanying Planning Statement is documentation and application of relevant planning policy and is a central reference point for this submission. This Design and Access Statement is an extension of that, focusing and expanding on design related policies and guidance and showing how these have informed the formation of the proposed development.

NATIONAL PLANNING POLICY AND GUIDANCE

The National Planning Policy Framework (NPPF) aims to make the planning system less complex and more accessible whilst promoting sustainable growth and protecting the environment.

Paragraph 15 states:

“The planning system should be genuinely planned. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings. “

Paragraph 130 states:

“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
e) 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

NATIONAL MODEL DESIGN CODE

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design.

It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design

NATIONAL DESIGN GUIDE (NDG)

The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics:

“Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.”

NDG, Ministry of Housing,
Communities and Local Government

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

*The layout (or masterplan);
The form and scale of buildings;
Their appearance;
Landscape;
Materials; and
Their detailing.”*

NDG, Ministry of Housing,
Communities and Local Government

BEST PRACTICE

There are numerous best practice documents with general consensus of the principles of good design (different terminology is sometimes applied). The core factors of good urban design which underpin best practice can be defined as follows:

- **CHARACTER**, somewhere with a sense of place and local distinction;
- **LEGIBILITY**, a place, which is easy to understand and navigate;
- **PERMEABILITY**, achieving a form of layout, which makes for efficient pedestrian and vehicular movement;
- **AN ARTICULATED TOWNSCAPE**, creating an interesting, locational responsive townscape utilising building height, scale and massing all of which should be human in scale;
- **HUMAN SCALE**, the arrangement of building forms, which are easy for the human eye to read and provide a sense of scale and perspective;
- **SECURITY, NATURAL SURVEILLANCE**, creating places, which are properly overlooked and make effective passive and active policing;
- **DETAILING, RICHNESS AND INTEREST**, promoting ornamentation, rhythm, consistent vernacular, richness and intrigue to the built environment;
- **QUALITY WITHIN THE PUBLIC REALM**, promoting routes and spaces, which are attractive, safe and uncluttered;
- **CONTINUITY AND ENCLOSURE**, promoting the continuity of the street frontage and the definition of public and private space; and
- **ADAPTABILITY, ROBUSTNESS AND SUSTAINABILITY**, the layout of the site and individual buildings should all contribute towards the minimisation of resources from the design stage.

3. Local Policy and Guidance

The adopted Barnsley Local Plan and policies map sets out how the council manages development of the borough.

Amongst other aspirations, it aims to provide improved housing to meet existing need and the needs of future generations whilst at the same time protecting what is special about the borough.

Barnsley’s statutory development plan consists of the:

- Local Plan
- Joint Waste Plan (prepared with Doncaster and Rotherham)
- Oxspring Neighbourhood Development Plan
- Penistone Neighbourhood Development Plan
- Cawthorne Neighbourhood Development Plan

There are a number of Supplementary Planning Documents (SPD) provided by Barnsley Metropolitan Borough Council, important documents include:

- Design of housing development; and
- Open space provision on new housing developments;
- Affordable Housing; and
- Parking.

The adjacent extract from the Barnsley Local Plan shows the extent of the site. In relation to development of this site, the Local Plan indicates the following policies and guidance:

- **Urban Fabric**
Land within the Settlement with no specific allocation.
- **Nature Improvement Area**
A nature conservation designation aimed at improving biodiversity at a landscape scale.
Site Name: Dearne Valley Green Heart
- **Settlement**
Boundary showing the geographical areas of Urban Barnsley and the Principal Towns.
Site Name: Goldthorpe - Dearne Towns



4. The Site

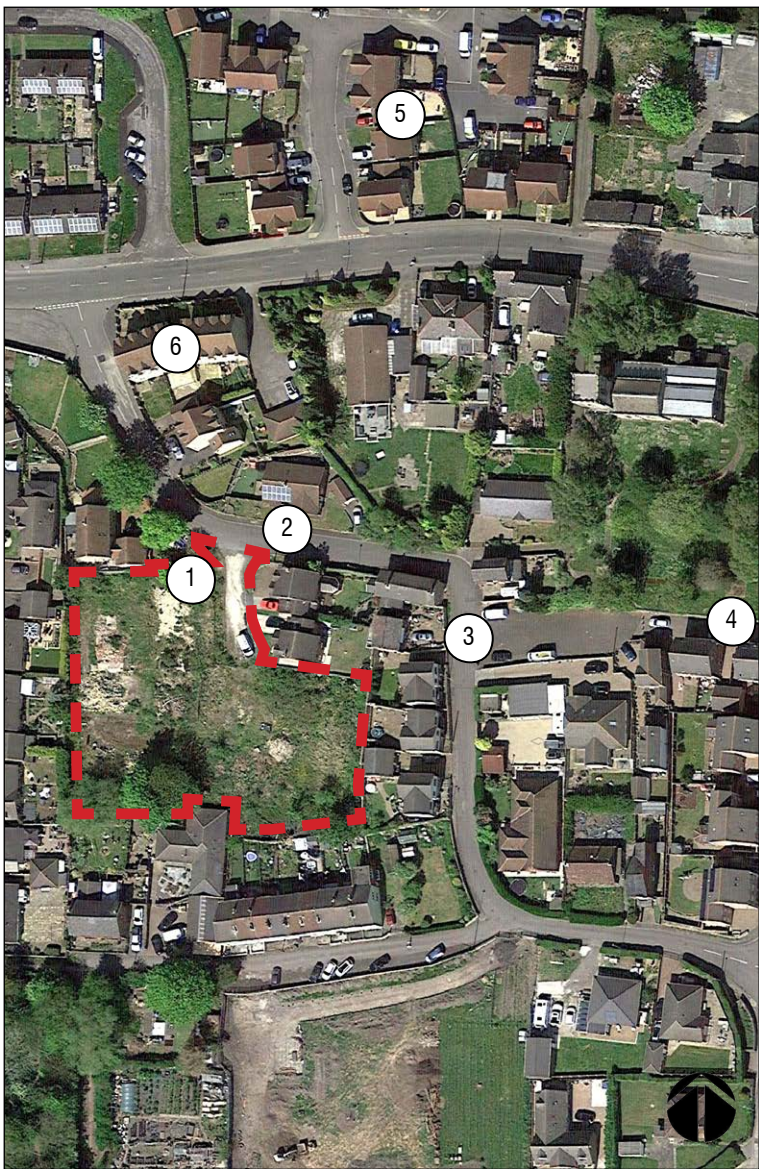
The adopted Barnsley Local Plan and policies map sets out how the council manages development of the borough.



1) The site is made up of scrubland and hardstanding with little natural features. The site once included a large barn to the north-west corner which became beyond repair as a result of fire damage. This building has since been demolished however it is clear that future redevelopment could recreate a similar style of building. Access is achieved at the northern edge via Church Mews. This access is also used by two houses (outside of the application boundary). The site is bounded by existing residential development. Private amenity space and specifically rear gardens should be respected and given due consideration in any development of this site.



2) The site lies close to the Church of St Andrew the Apostle (to the north-east). There are glimpse views of this historic building from central and northern areas of the site.



A study of development in the immediate vicinity of the site gives some insight into the architectural narrative of the area.



3) Church Street - Stone and render dwellings close to the footpath. Small front gardens and a large stone wall create an intimate character.

4) New Street - newer homes overlooking the churchyard are red brick with stone detailing. They inform the setting of the church and have a strong influence on the character of the area.

5) Annie Senior Gardens - Buff brick homes with contrasting detailing. Homes have a traditional appearance with ornamentation to eaves, canopies and other elements.

6) High Street - stone building with stone quoining, heads and cills. Windows and opening have a vertical emphasis.



5. Previous Permissions

A part of the site has been subject to discussion and application prior to this new application. The north-western corner, and location of a demolished barn complex, has existing Outline Approval for development. Details of this application, and extracts of the accompanying planning drawings are:

Application Details: Outline app for residential development (5no units following demolition of barn). (Approval sought over means of access, appearance, layout and scale) (Amended Plan)

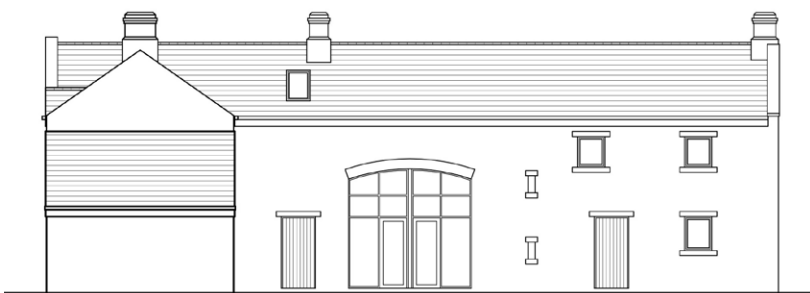
Application Reference: 2016/1336

Date of Approval: 9 November 2016

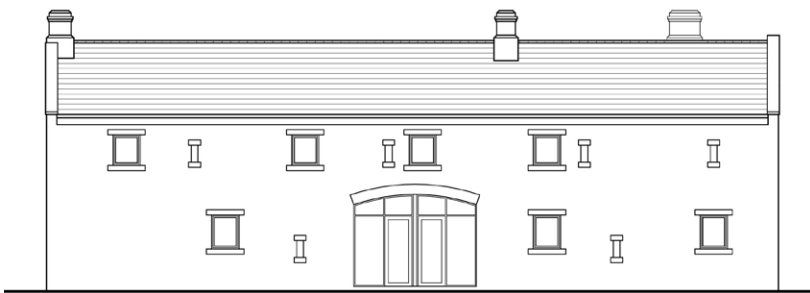
The above proposal has since lapsed having never been implemented. The intention of this new application is to reinstate an appropriate building and accompany it with the development of the wider site.

In summary the frontage of the site is to be developed in line with previous applications and replicate a proposed conversion of the agricultural buildings for residential development.

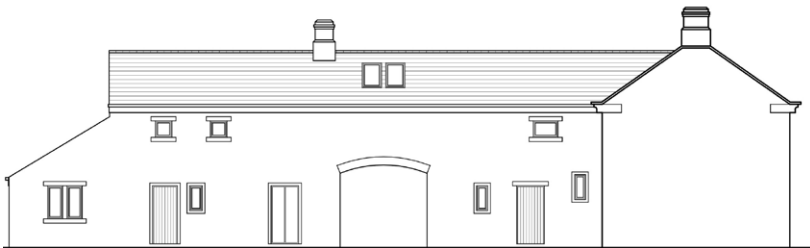
It is important to note that the two detached dwellings at the entry to the site were constructed following grant of permission in the nearly 1980s for a number of detached dwellings on the site (not including the area to the frontage which incorporated the agricultural buildings).



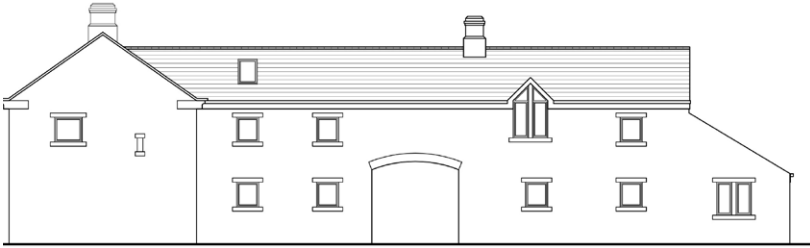
North Elevation.
as Proposed.



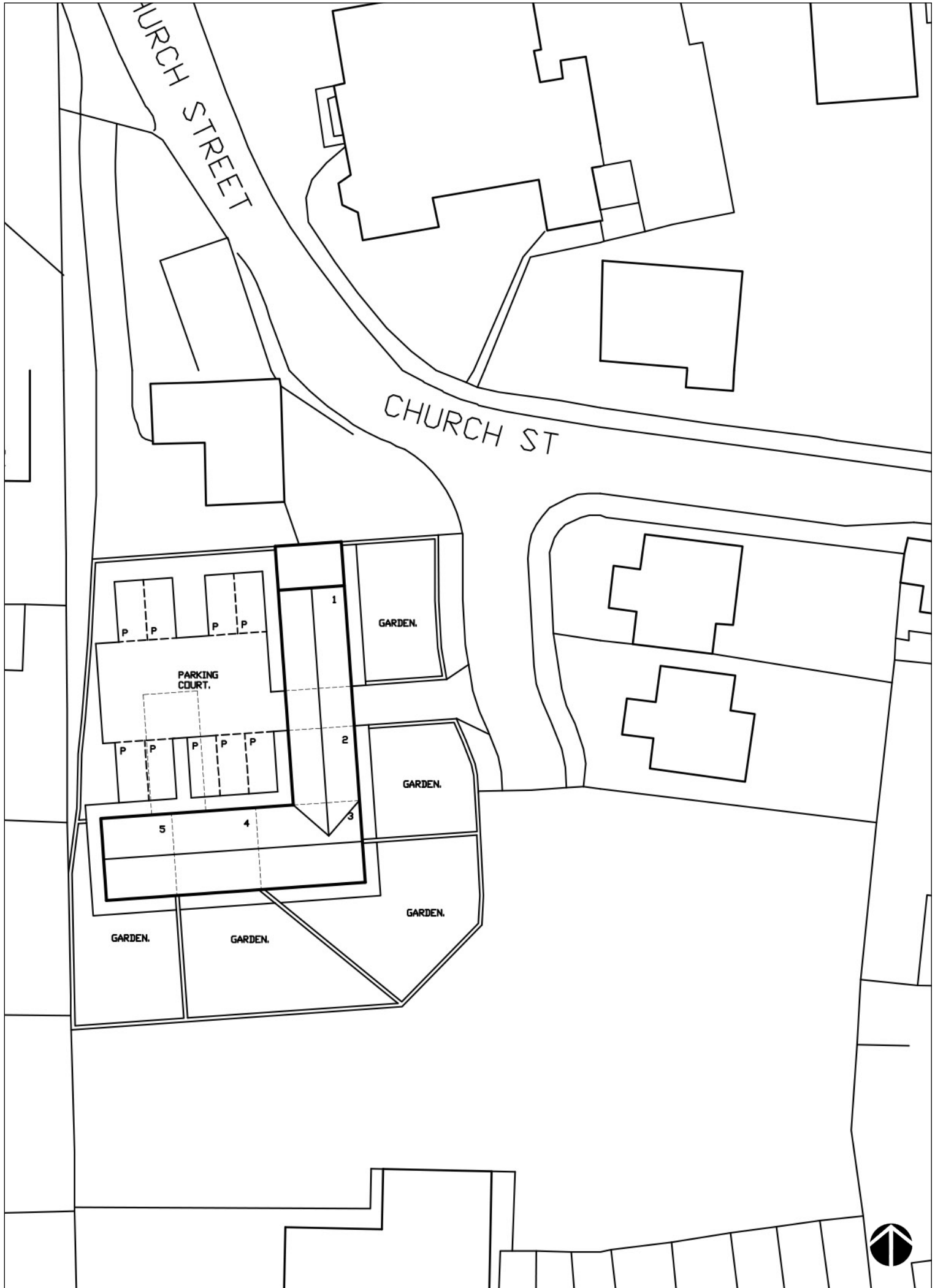
South Elevation.
as Proposed.



West Elevation.
as Proposed.



Esst Elevation.
as Proposed.



6. Design Solution

The proposed development is well planned and complies with Local Policy. The proposal for 14 no. new homes consists of:

- 6 no. 2 bedroom dwellings; and
- 8 no. 3 bedroom dwellings.

The following chapter expands on the details of the proposal and there are four key factors that define the design;

1) LAYOUT - The arrangement of homes and street deliver an efficient and effective layout. The “barn” development to the north-west recreates the built form established by historic development in this area. Complimentary boundary treatments, open space and a private parking court combine to create an attractive space.

In addition to the barn development, new homes are set around a central street. These buildings are forward facing and overlook the centre of the development. A safe, secure and attractive development is proposed.;

2) SCALE - The larger barn development combined with blocks of terraces create a development in keeping with grain of the wider settlement.

The barn complex is 1.5 storeys, 6 houses are 2 storey and 3 houses are 2.5 storey. This variety in heights and scale create a narrative for the development offering variety and activity whilst being in keeping with the development and redevelopment of nearby site.

3) APPEARANCE - The proposal is characterised by the interaction between proposed built form and existing development.

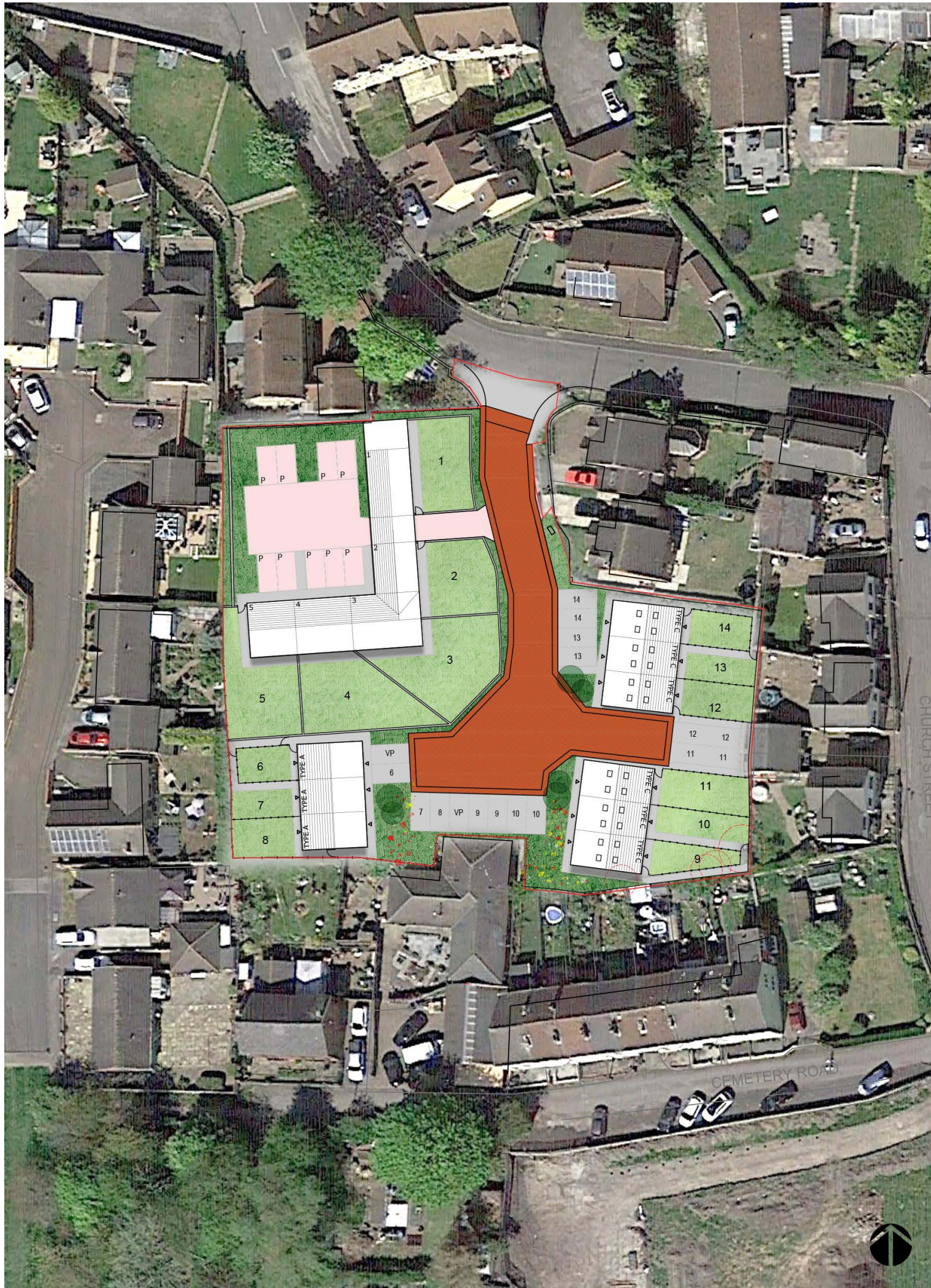
Materials are carefully considered to make effective use of new technologies and construction methods whilst complimenting existing housing stock.

4) ACCESS - Residents and visitors can move through the proposal easily. The single, central street prioritises pedestrian movement and a built environment that is safe and accessible for all.

New development is designed to facilitate safe and convenient movement by pedestrians including people with limited mobility, elderly people, and people with young children. The proposal provides and enhances safe and convenient walking routes including connections to nearby retail, transport, schools, and other public buildings.

Inclusive access within the layout will provide for ease of movement by all social groupings and will meet the building regulations and standards.

The approach to the dwelling, the area of land within the curtilage of the property from the boundary of the plot up to the building will have accessible paths and drives.



The appearance of the new homes is influenced by the local vernacular. The buildings include large windows, consistent eaves and ridge lines and a well proportioned built form.

The appearance is designed to compliment buildings found in adjacent development, and reflect those found in more established areas of the settlement

Finishes will reflect the characteristics and features of new technologies and construction methods alongside the established housing stock in the area. Individual housetypes could have conventional features with a suburban slant to deliver recognisable and desirable buildings.

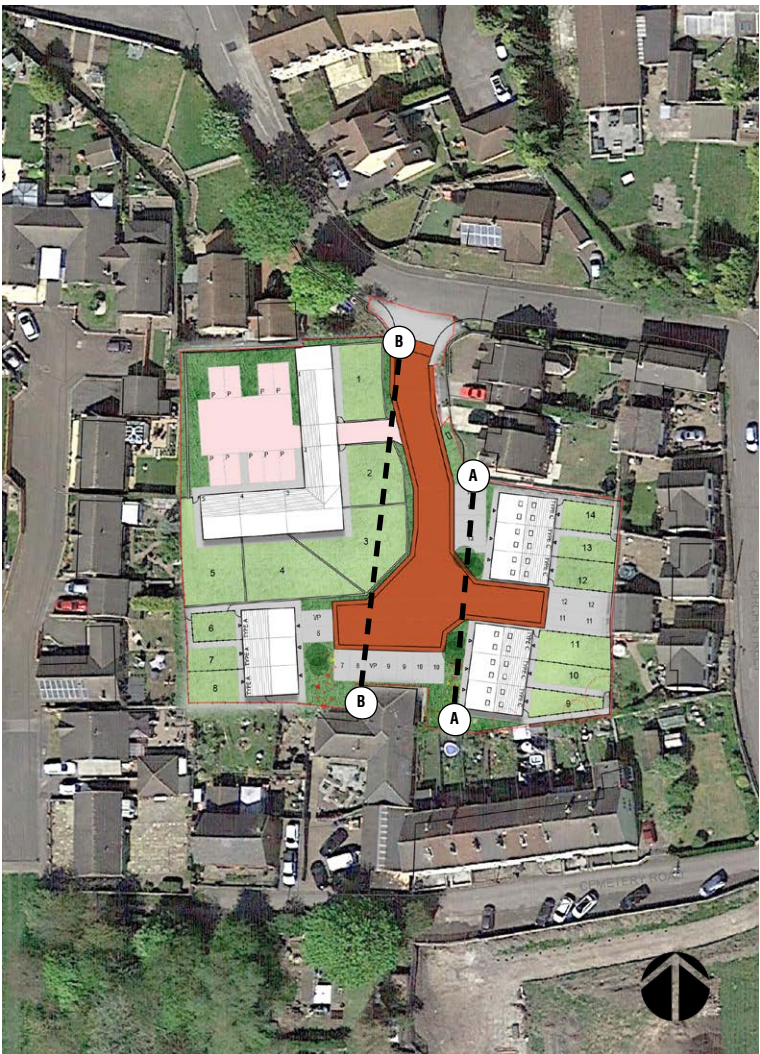
They will also point to traditional homes that meet the needs of new residents and reflect current styles.



Streetscene A-A



Streetscene B-B



7. Summary

The design team have proposed a viable and sustainable development that is in accordance with Planning Policy.

The proposal includes a range of house types to meet local policy and housing needs. It provides for a wide range of users and residents to live in a safe and secure environment.

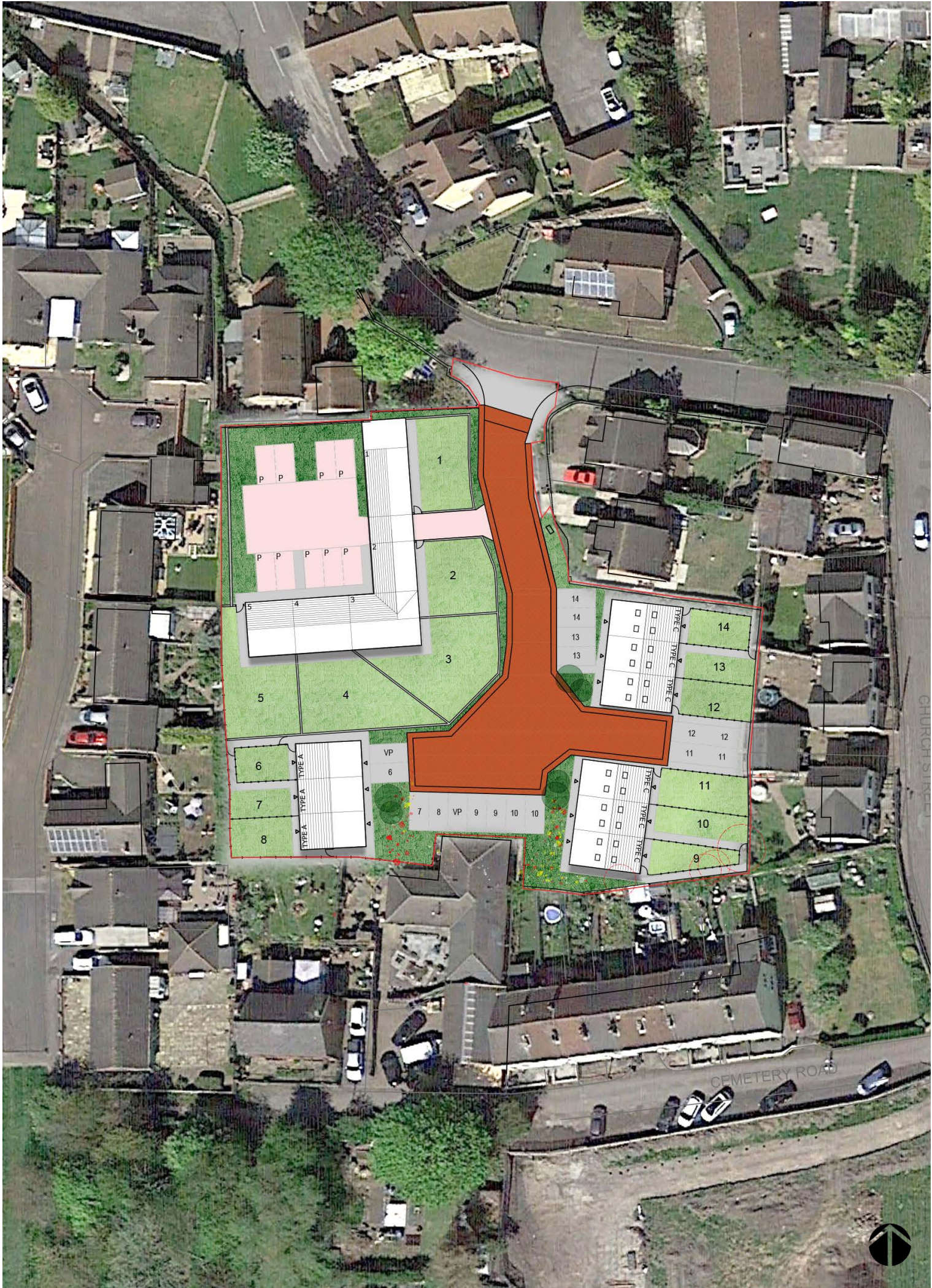
The layout has been designed so that there is an elevated level of natural surveillance to both the public and private realm. This is reinforced by provision of active streetscenes, a variety of materials and multi-aspect dwellings.

Proposed plots are well laid out with parking either alongside or to the front of dwellings. This mixed car parking arrangement allows for landscaping in the street to compliment greenspaces and infrastructure within the public realm.

The applicant proposes a residential development of housing that totals 14 new dwellings. This includes;

- 6 no. 2 bedroom dwellings; and
- 8 no. 3 bedroom dwellings.

In summary, the proposal is a sustainable and well-designed residential development.



8. Addendum

Following submission to the Local Authority the proposal has been updated to reflect feedback and technical advice.

The updates include a reduction in the total number of homes from 14 to 12.

The highway arrangement has been amended to include a revised entrance detail and junction with Church Street. The internal highway structure now includes 2 x visitor parking at a central location and separated from private parking. This makes the visitor parking bays more accessible whilst creating space for new landscaping to the front of homes.

The reduction in the number of homes allows greater interface distances between new and existing homes particularly for plots 6-7 and 11-12.

The applicant now proposes a residential development of housing that totals 12 new dwellings. This includes;

- 3 no. 2 bedroom dwellings; and
- 9 no. 3 bedroom dwellings.

In summary, the proposal is a sustainable and well-designed residential development.



Streetscene A-A - previous submission



Streetscene A-A - revised submission





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