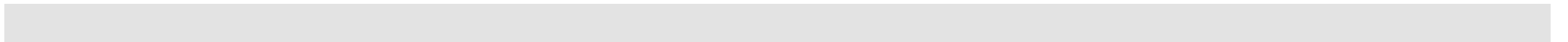


DESIGN & ACCESS STATEMENT

Land off Lamb Lane, Monk Bretton

October 2014



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INTRODUCTION

This document describes the thought processes, concept development and technical considerations associated with proposals for the redevelopment of a site off Lamb Lane in Monk Bretton.

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. At the beginning of each section the relevant Building for Life Criteria are noted in the grey box to aid understanding.



THE SITE AND ITS SURROUNDINGS

The site is located to the north-east of Barnsley centre in an area known as Monk Bretton. The site is located off Lamb Lane and was previously occupied by the Monk Bretton Infant and Junior School. The majority of the school buildings were demolished a number of years ago, but one of the buildings was retained on the site and is still in use today as a local library. The library is located at the western edge of the site adjacent to Lamb Lane. It is a single storey in height and is constructed in red brick under a pitched tiled roof.

At the south-east corner of the site is a walled compound that is operated by the Council. Within this compound are a number of single storey outbuildings. The remainder of the site is covered by un-made access tracks and maintained grass. Along the western side of the site are a number of trees that sit adjacent to Lamb Lane and to the south-east of the library. The trees are assessed within the Tree Survey that accompanies the application.

The eastern and south-east boundaries of the site are defined by a variety of fencing associated with the adjacent housing. The northern boundary has no treatment, whilst some sections of the western boundary along Lamb Lane are defined by a stone wall that was probably associated with the former school that occupied the site. The southern boundary of the site, adjacent to Garden House Close, also has no treatment.

The site is located within a residential area, with predominantly single storey housing to the west and two storey housing to the east and south-east. This housing is constructed with a variety of brick types, under a pitched tiled roof. To the north of the site, at a lower level, lies open ground that appears to be used for agricultural purposes. Adjacent to the eastern edge of the site is a public footpath that connects Fleetwood Avenue and Garden House Close.



View south-west across the site with compound on left hand side



View south-west across the site from Fleetwood Avenue



View north along Lamb Lane, with Library on right hand side



Aerial view of the site



View north across the site, with housing on Garden House Close to the right



Housing to east of the site

DESIGN PROPOSALS

Use and Amount

Q4 Meeting local housing requirements
Does the development have a mix of housing types and tenures that suit local requirements?

Use and amount

Following the demolition of the existing library building together with the compound and its outbuildings, 24 affordable units will be provided in an existing residential area close to local facilities. The proposed mix of units is as follows:

2no.	2b3p bungalows
15 no.	2b4p houses
7 no.	3b5p houses

Layout

The proposed site layout has been designed to reflect the urban grain of the surrounding area by continuing the alignment of Fleetwood Avenue into the site. This approach allows for units to be accessed off the new highway rather than Lamb Lane. This approach also allows for direct lines of

Layout

Q1 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?

Q6 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?

Q7 Creating well defined streets and spaces

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

Q8 Easy to find your way around
Is the scheme designed to make it easy to find your way around?

Q9 Streets for all
Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Q10 Car Parking
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Q11 Public and private spaces
Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

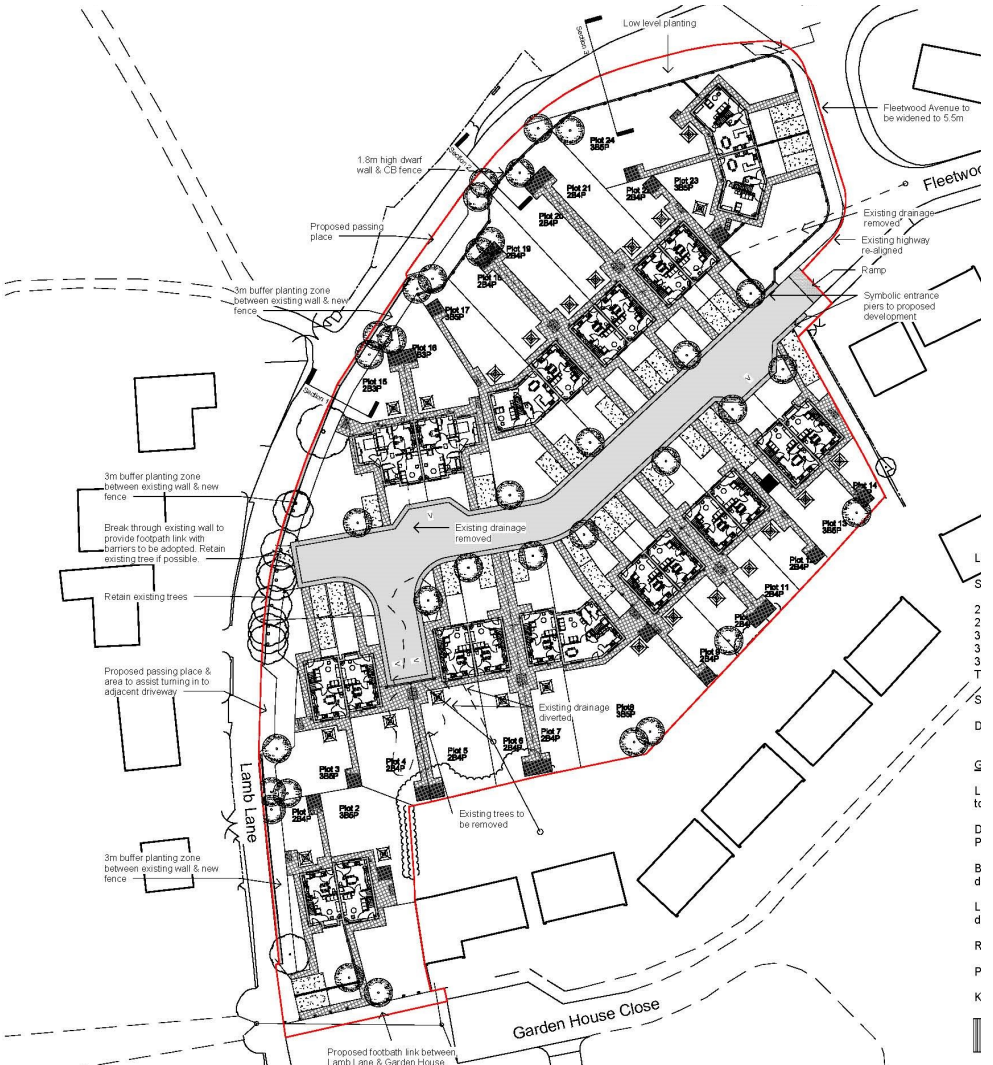
Q12 External storage and amenity space
Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

sight along the streetscene and to discretely accommodate turning for refuse vehicles within the site.

All the units are positioned to face onto the new street to provide natural surveillance and vitality to the streetscene. All plots accommodate off street parking to the front or side of the units and where possible, soft landscaping has been provided to soften the appearance of the streetscene. All rear gardens are enclosed to provide gated and secure private amenity space in accordance with Secured by Design principles.

The properties are provided with adequate refuse storage for multiple bins to assist recycling.

As part of the redevelopment it is proposed to provide two footpath links from the site onto Lamb Lane. At the southern end of the site, adjacent to Garden House Close, a short section of footpath is proposed to connect the turning head on Garden House Close. This will provide a formal pedestrian connection between the Lamb Lane and Garden House Close. Another footpath link to Lamb Lane is also proposed at the tuning head of the new highway within the site. This will involve the breaking though of a small section of the existing stone wall on Lamb Lane. Permeability is further improved by the retention of the existing footpath adjacent to Plot 14 connecting Fleetwood Avenue to Garden House Close.



Scale & massing

Q1 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?

Q5 Character

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

Scale & Massing

The proposed residential units are predominantly two storeys in height, which reflects the scale of the surrounding houses. However, two of the units located at the western edge of the site are proposed to be single storey in height. The simple form of the units responds to the surrounding context, reflecting the projections on the buildings opposite and creating relief to the façades.

Appearance

Q5 Character

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

Appearance

All units are constructed with artificial stone under a pitched concrete tile roof. This simple palette of materials utilises examples in the wider area of Monk Bretton. The elevations have been designed to follow a simple design aesthetic. The projecting bay and canopy above the entrance door add interest to the facade.

Landscaping

Q6 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?

Q11 Public and private spaces

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

Landscaping

Soft landscaping within the proposal is the private garden areas of the individual units. A landscaping scheme will be provided along the boundary off Lamb Lane to the north and west to soften the appearance of the enclosed rear gardens. The rear 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. There are no areas of public space within the site.



Planning Context

The new development will provide 24 affordable houses on a previously developed site. The siting and orientation of the proposed units have no impact on the amenity of the surrounding residents. Also, the proposed development consists of semi-detached two storey units which reflects the form and height of the surrounding houses. 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 and Residential Design Guide SPD.

In curtilage driveway parking is provided for all units, which accords with guidance contained within the Parking Standards SPD.

ACCESS

Access

Q1 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?

Q2 Facilities and Services
Does the development provide (or is it close to) community facilities such as shops, schools, workplaces, parks, play areas, pubs and cafes?

Q3 Public Transport
Does the scheme have good access to public transport to help reduce car dependency?

Q8 Easy to find your way around
Is the scheme designed to make it easy to find your way around?

Q9 Streets for all
Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Q10 Car Parking
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

a Post Office. Further to the east is a small supermarket.

Bus stops are located close to the site on High Street, that provide access to Barnsley to the wider area.

The mews court highway arrangement allows pedestrian priority over vehicles whilst all properties benefit from in curtilage parking spaces for vehicles. In addition, four visitor spaces are provided within the mews court.

In addition, two passing places are to be provided on the eastern side of Lamb Lane. Due to current road width this will greatly improve access.

To the south of the site along High Street are number of local facilities, which includes