DESIGN & ACCESS STATEMENT

ROY KILNER RD, WOMBWELL, BARNSLEY.

OUTLINE APPLICATION / FEBRUARY 2013.



BERNESLAI HOMES

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NPS Barnsley LTD, Gateway Plaza, Sackville Street, S70 2RD.



Aerial view of site

INTRODUCTION

This design and access statement is to support an application for outline planning approval for a residential development located on the Aldham House Lane Estate in Wombwell Barnsley. It is one of a number of sites allocated for re-development by BMBC's Strategy Growth and Regeneration Team and Bernaslai Homes for social rented housing. The site is owned by Barnsley MBC and is managed by Berneslai Homes within the Housing Revenue Account.

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Birds eye view of site.

Location and Description of Site

The site is located centrally to the Aldham House Lane Estate and is surrounded by a mixture of council owned, housing association development and owner occupied property. On one side of the site is a large area of public open space with playing fields and a Multi Use Games Area (MUGA). The site is relatively flat, previously undeveloped and has good access at both ends off the existing two parts of Roy Kilner Road and additional pedestrian access via Rose Avenue.

Public Transport

The nearest bus stop is located approximately 200 metres to the west of the site on Pearson Crescent just off Aldham House Lane whilst the bus services running through Wombwel on Barnsley Road are approximately 450 metres to the east of the site along Roy Kilner Road.

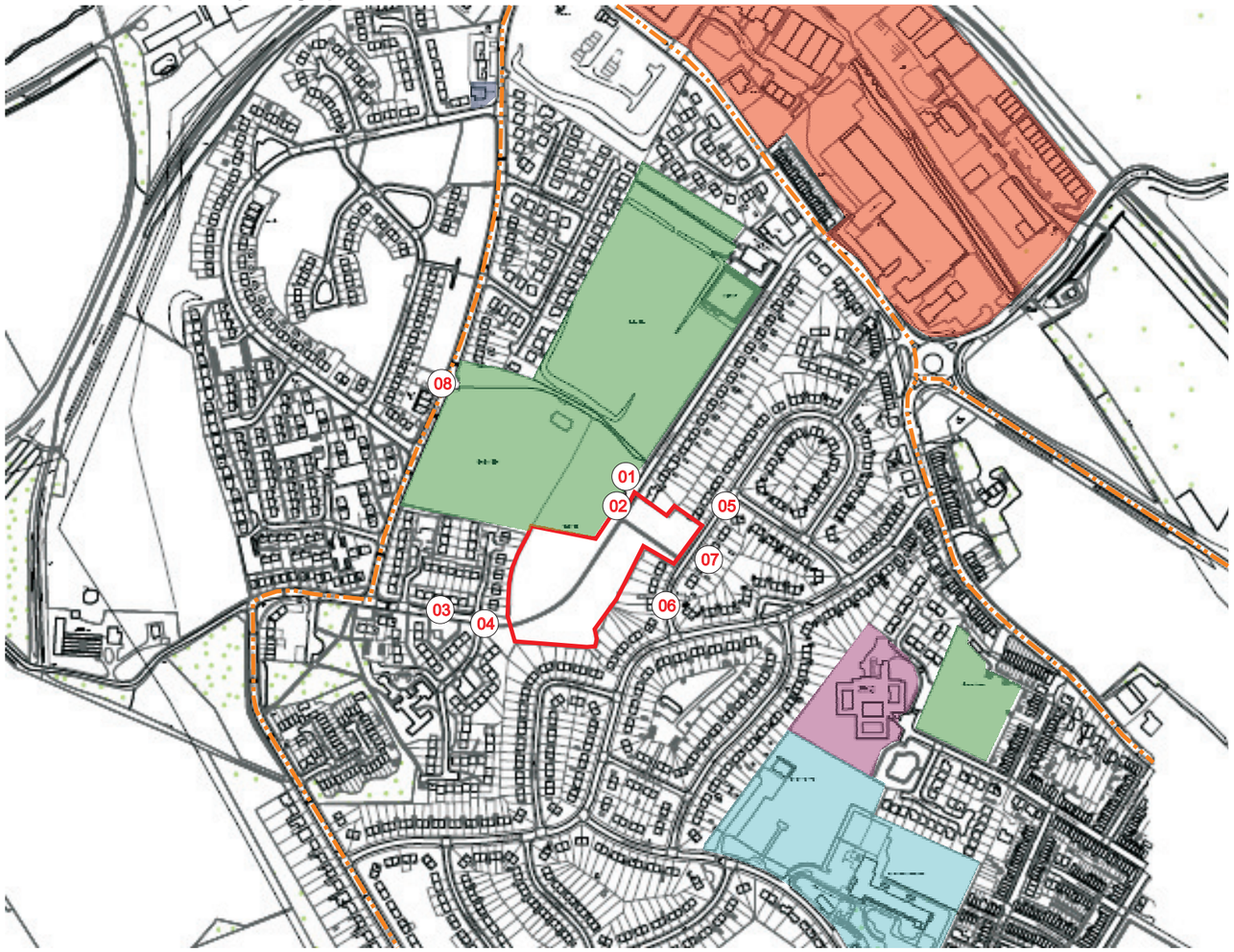
Pedestrian access

There is a public footpath running through the site linking the two ends of Roy Kilner Road and a footpath from Rose Avenue that connects into it to the north side of the site. This provides good access to the centre of Wombwell, local shops and facilities approximately 500 metres away.

Site Area; 1.584 ha / 15840m2
Site Co-ordinates; X - 438851 / Y-403638

Site features - nts.

Note numbers relate to photographic record.



Key;

- Site
- Public Open Space
- Local shops
- Local facilities
- School Site
- Industrial
- Primary Vehicular Routes

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01. View into site from northern section of Roy Kilner.



02. View of connecting path to Rose Grove.



03. Approach on southern section of Roy Kilner RD.



04. View into site from southern section of Roy Kilner RD.



05. View from north of Rose Grove into site.



06. View from south of Rose Grove into site.



07. Path connecting Rose Rd to Roy Kilner Rd and parkland.



08. View from Aldham House Lane across park into site.



Design

The scheme is made up of a 3 bed/4 person disabled access bungalow, 5 no 4 bed/5 person semi-detached dwellings, 11 no 3 bed/4 person semi-detached huses and 16 no 2 bed/3 person houses and a 3 storey block of apartments containing 6no 2 bed units . All rear gardens will be enclosed to provide gated and private space in accordance with Secure by Design principles. Within the rear gardens each unit will be provided with a shed that is large enough to accommodate cycle storage. The intention is to adopt a traditional design palette adopting some of the features of the properties nearby in order to blend in the new with the existing. The mix of units proposed reflects a balanced approach matched to the needs and demands of the councils housing waiting list.

Landscaping

Paths to be tarmac and parking bays blocked paved to provide a semi porous surface. Particular attention will be paid to the pedestrian access points from Rose Avenue and the head of the cul-de-sac to create attractive design features that promote pedestrian access through the site and to the playing fields whilst restricting unauthorised vehicular access.

Use

The development will provide new social rented housing to be owned by Barnsley MBC and to be managed by Bernaslai Homes.

Consultation

Pre-submission Consultation has taken place with the Planning and Highways Department of the Authority. The size and shape of the site offers a range of design solutions and three options were considered with BMBC Planning and Highways. The preferred solution, from the highway perspective was that the site should be serviced from the A633 Barnsley Road along Roy Kilner Road and form a cul-de-sac with no direct road link onto the Aldham House estate. This avoids creating a road link via Aldham House Lane and Roy Kilner Road encouraging through traffic.
This arrangement has been adopted for the development proposal submitted. From a planning perspective the planning officers supported the development in principle with the condition that the established pedestrian links to the playing fields are maintained and enhanced. These principles have been incorporated into our proposals.

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Building for Life

The structure of this document is based on the guidance produced by CABE and the more recent South Yorkshire Residential Design Guide- January 2011. This document requires Design and Access Statements to demonstrate how the proposed development adheres to the principles of Building for Life. The Building for Life standard comprises 20 questions in relation to housing development.

As this Design & Access Statement is supporting an outline application, many of the questions making up the Building for Life assessment can only be answered in brief. However as a working document and as the detail design is developed these answers will be expanded on and submitted as part of a full application should the project proceed.

01 - Does the development provide(or is it close to) community facilities such as a school,
parks, play areas,shops,pubs or cafes ?

In a neighbourhood context with regard to community services the site is well served by:

- Local primary schools (Wombwell Highfield Junior School, Hoyland Market Street Primary School, Wombwell Oakfield Junior School, Wombwell Park Street Primary School, Wombwell High School.
- There is a local shop and post office on Aldham House Lane. There are a full range of shops, surgeries and local facilities in the centre of Wombwell approximately 500 metres from the site.
- To the west of the site is on open space known locally as 'The Show Grounds' which contains a multi use games area (MUGA)
- Open Countryside with connections to the Trans Pennine Trail to the north of the site.

02 - Is there an accommodation mix that reflects the needs and aspirations of the local community.

The accommodation mix has been tailored to provide a balance local estate housing mix, local and wider waiting list demands.

03 - Is there a tenure mix that reflects the needs of the local community

The scheme meets the demand for low cost houses to rent and is matched to the profile of the councils waiting list.

04 - Does the development have easy access to public transport

See section ' Public Transport'

05 - Does the development have any features that reduce its environmental impacts

The scheme will meet the Code for Sustainable Homes Level 4 where the overall design and specification is scored against a range of environmental measures including low water use fittings' low energy use, recycling facilities etc The impact of these measures will also reduce the carbon footprint of the development and assist in reducing running costs and combating fuel poverty for the residents.

06 - Is the design specific to the scheme

No

07 - Does the scheme exploit existing buildings landscape or topography

The layout of the site exploits the existing road layouts, existing housing layouts and open vacant space to create a successful overall design

08 - Does the scheme feel like a place with a distinctive character

The proposed development is distinct within the immediate vicinity

09 - Does the buildings and layout make it easy to find your way around.

The proposed layout with rows of houses parallel to the access road and to 2 no cul-de-sacs at right angles to the latter provides a very simple and practical layout.

10 - Are streets defined by a well-structured building layout

The proposed access road and cul-de-sacs run parallel to the layout of the buildings with the exception of small turning heads

11 - Does the building layout take priority over the roads and car parking so that the highways do not dominate

The buildings are set back from the road to give an area of private space between the two. The layout of the access road as a cul-de-sac will limit traffic and traffic speeds. The use of textured finishes and colour to the road surfaces will further reduce the impact of the highway.

12 - Is the car parking well integrated and situated so it supports the street scene

Individual parking spaces within the dwelling curtilage are provided to each dwelling with additional on street provision for visitors.

13 - Are the streets pedestrian, cycle and vehicle friendly

The main access road and cul-de-sacs will be provided with pavements with dropped curbs to pedestrian crossing points.

14 - Does the scheme integrate with existing roads, paths and surrounding development

The scheme integrates with Roy Kilner Road to provide a traffic movement plan which meets the Highways Departments expectations.

15 - Are public spaces and pedestrian routes overlooked and do they feel safe

The public spaces and road are over looked by the properties. This improves the situation for the current pedestrian access routes through the site which are not overlooked and are exposed.

16 - Is the public space well designed and does it have suitable management arrangements in place

The public space in front of the dwellings will be landscaped and maintenance will be carried out by BMBC funded through the HRA. Particular attention will be paid to the design of pedestrian access points from Rose Avenue and from the main part of the Aldham House Lane estate as part of the detailed design proposals.

17 - Do the buildings exhibit architectural quality

The scheme layout and individual property features will be designed to complement and enhance its surroundings

18 - Do the internal spaces and layout allow for adaptation, conversion or extension

The construction of internal walls will be stud/blockwork so a dwelling could be adapted and an extension could be built subject to the required permissions in accordance with Lifetime Homes Principles

19 - Has the scheme made use of advances in construction or technology that enhances it's performance, quality and attractiveness

This criteria will be addressed during the detail design stage and will be fully documented in the full planning application

20 - Do buildings or spaces out perform statutory minima, such as Building Regulations

The scheme will meet the Code for Sustainable Homes level 4

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