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5.0 DESIGN CODE COMPLIANCE

BOND BRYAN

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DESIGN & ACCESS STATEMENT



5.0 DESIGN CODE COMPLIANCE

5.1 INTRODUCTION

The Masterplan Framework (adopted December 2019) outlines that the council will require a Design Code compliance statement for full applications, as an appendix to the design and access statement.

The diagram shown right is an extract from the Design Code, outlining the principles any detailed scheme must align to in demonstrating a compliant scheme. The following pages set out how the proposed Phase 1A full application is compliant with the Design Code.

9.3 The Health and Wellbeing Principles

All applications that come forward on the site should consider inclusive design and the equalities act 2010.



Fig 9.2

Extract from Barnsley West Masterplan Framework: Design Code Principles (Adopted December 2019)

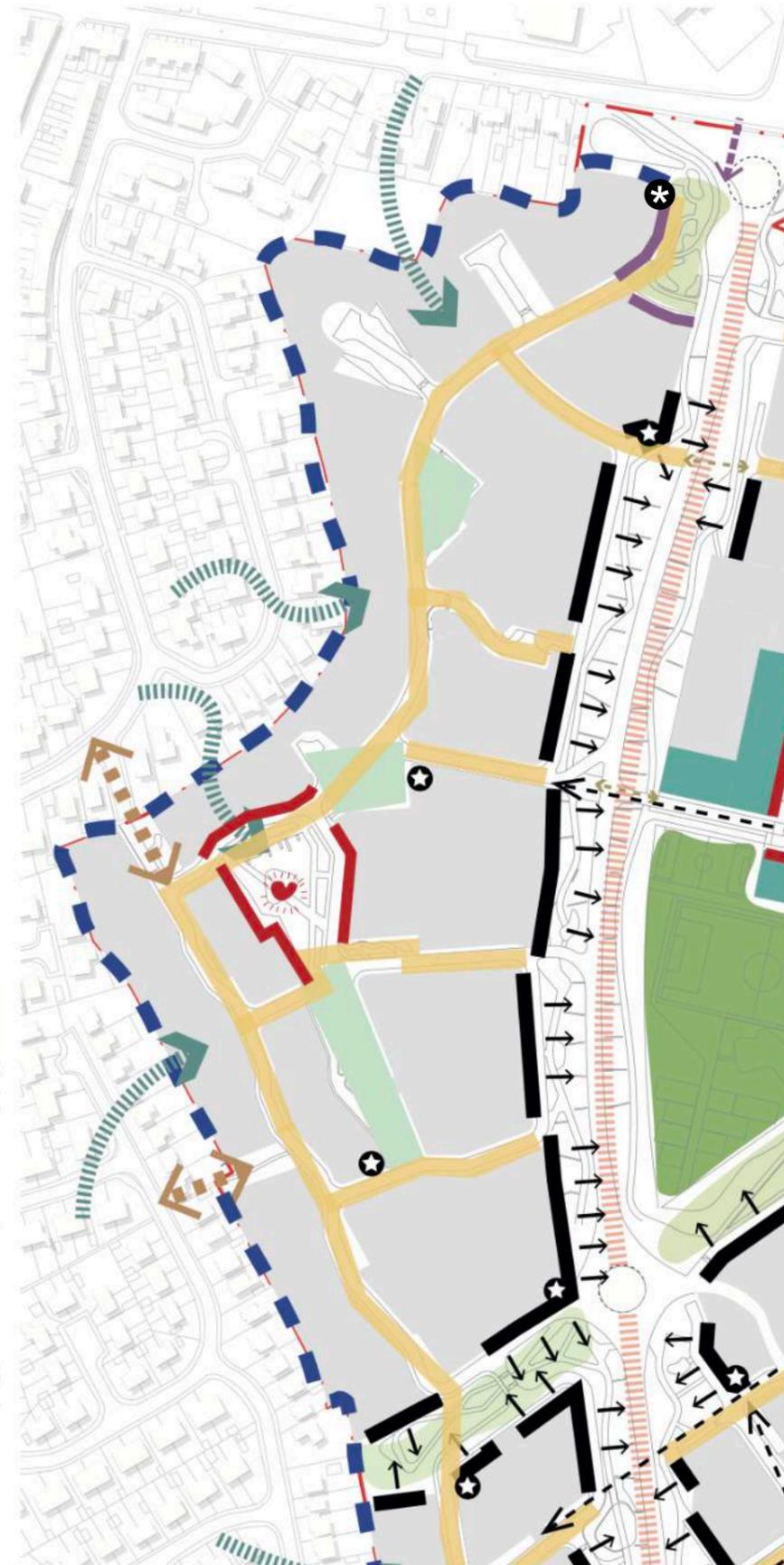
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5.2 PLACEMAKING COMPLIANCE

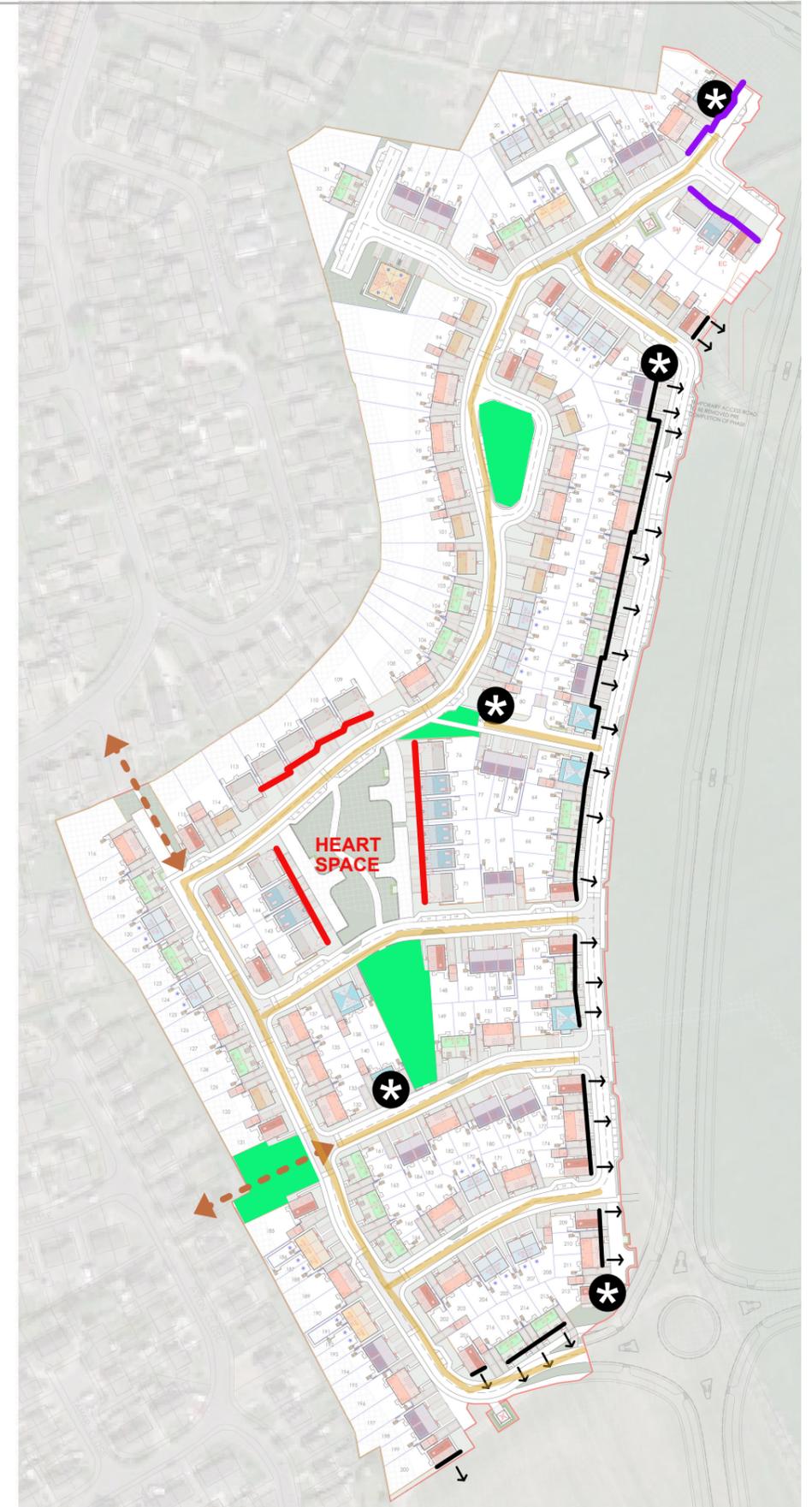
The starting point was to align the proposal to the adopted placemaking strategy. We have upgraded a 'secondary heart space' into a primary heart space. As a consequence of design development within the new levels, both key green spaces are of a similar size and thus we feel in urban design terms this is justified and is an enhancement.

The proposed layout is compliant with the placemaking strategy in the Design Code as follows:

- Gateway locations as per placemaking strategy ✓
- Pedestrian entrance points retained and enhanced ✓
- Urban grain and pattern aligned ✓
- Active frontage opportunities aligned to create a strong urban edge along the east of the site ✓
- Central heart-space aligned to code ✓
- Secondary heart-spaces aligned to code ✓
- Position of "node" buildings aligned to code & their materiality contrasts against other buildings ✓



Placemaking Strategy from Masterplan Framework



Phase 1A Layout aligned to adopted placemaking strategy



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5.4 COMPLIANCE: LANDSCAPE - GLADES & GARDENS

HOW WE ACHIEVE COMPLIANCE:

- Location of proposed glades and greens within the proposed Phase 1A are approximately the same as outlined in the Design Code.
- The Code outlines a circular point to the south - following new and detailed information on the 'High Wall' zones, it has not been possible to achieve this .
- Tree, shrub planting, material palate, street furniture detail will be provided further along through planning process.
- Further detail is provided in the Landscape Design Statement

DESIGN CODE REQUIREMENTS

GILLESPIES

Barugh Green

Higham

KEY:

- 01 Cascade Arboretum
- 02 Gamber Forest
- 03 Velvet Woods
- 04 Green Lanes/ Meadow Park
- 05 Squares and Greens
- 06 Commercial Car Park

GREENS & GLADES

- Key pocket areas of village 'greens' and 'glades' providing respite with informal and formal play areas
- Community orchards
- Pocket street tree spaces to break up and soften the streetscape
- These spaces are a mixture of hard and soft areas

GREENS & GLADES

- Trees to be planted within hard and soft landscape areas
- Species to be chosen appropriately for their location
- Species selection is encouraged to create and enhance the developments 'sense of place' and identity

06. GREENS & GLADES

- Simplistic stylised planting palettes should encourage more sensory experiences, evoking play and imagination.
- Species should be chosen for their individual characteristics, such as scent, texture, colour and form.
- Shrubs and hedges should be used where clear and distinct boundaries are required

GREENS AND GLADES & SQUARES

- High quality block paved hard spaces for socialising/ mixed uses
- Informal routes resin bound gravel
- Play spaces rubber crumb surfacing/ bark mulch
- Squares: Hard / soft landscaped predominantly.
- Hard squares denoted with "H"

GREENS AND SQUARES

- Greens and squares should maintain a more formal aesthetic feel to street furniture.
- A coherent and distinctive 'family' of furniture elements which read well as a group.
- Opportunities for creating a 'sense of place' through colour and furniture design are strongly encouraged to create and enhance neighbourhood identity.
- Furniture should provide a mix of seating elements at various heights to suit all abilities and age groups.
- Spaces should provide appropriate lighting levels, utilising varied lighting sources and types, whilst ensuring that adjacent dwellings are not in direct light.

Fig 10.41

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5.5 COMPLIANCE: SECONDARY CONNECTIONS

HOW WE ACHIEVE COMPLIANCE:

- The scheme layout follows the connections and principles set out in the code to enable a cycle and pedestrian prioritised scheme.
- Our footpaths on these secondary routes are 2m wide as per the code.
- We have retained the existing routes and also achieved new connections into the site to create improved 'gateways' into the scheme.
- Further detail is provided in the Landscape Design Statement.

DESIGN CODE REQUIREMENTS

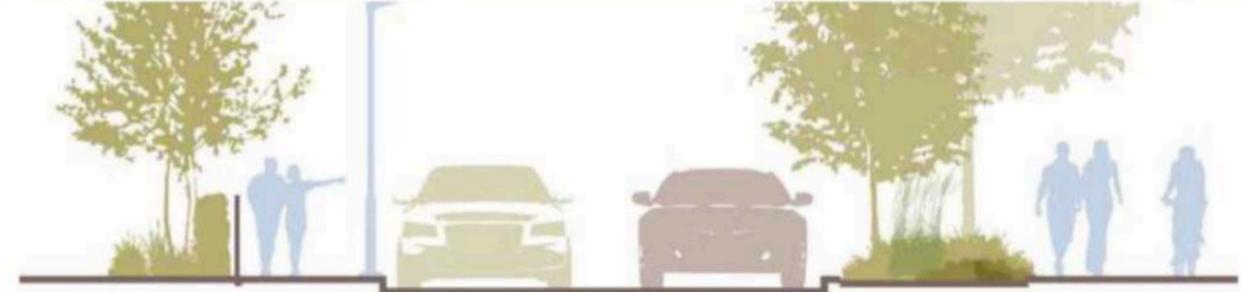


Fig 10.18

Section 02 - Secondary connections - Typical Section

- Proposed development should ensure priority is given to cyclists and pedestrians, through:- priority crossing points, shared space streets, wide path network *
- Shared Primary routes are to be a minimum of 3m wide
- Shared Secondary routes are to be a minimum of 2m wide *
- Existing public rights of way should be diverted and enhanced by creating additional routes which link up to each other to provide a circular route
- Existing connections into the site should be retained and enhanced by creating improved 'gateways' into the scheme
- Additional connections into the site are being proposed to create improved pedestrian permeability through the site *

* to be confirmed with the council, including highways.



Pedestrian, cyclist centric design

Fig 10.19



Diverted right of way

Fig 10.20

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5.6 COMPLIANCE: LAPS

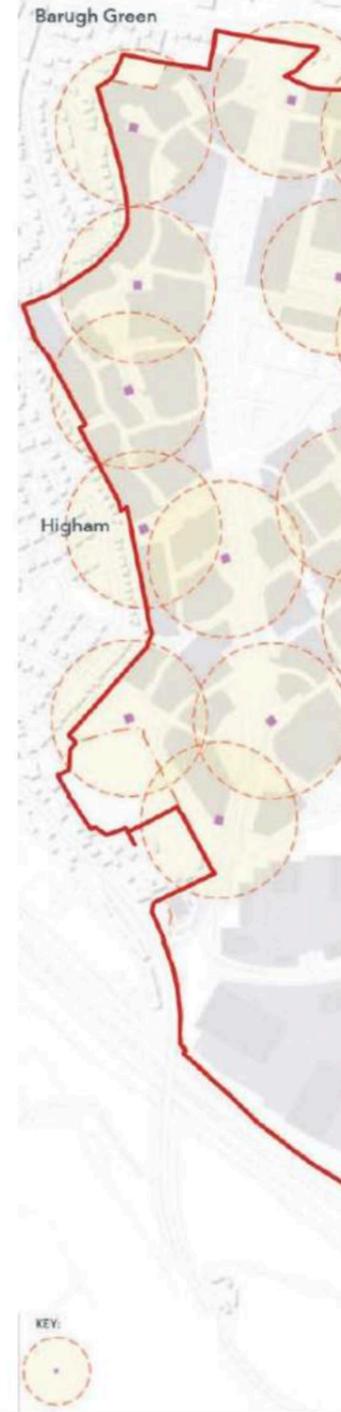
HOW WE ACHIEVE COMPLIANCE:

- Two of the three required LAP's positions comply with the layout set out in the code.
- The new high wall information has reconfigured the location for LAP 3, and thus restricts the ability of this space to comply with the key LAP features specified in the code. As such we would argue this space cannot meet the full requirements of a LAP.



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10.5 Play - LAP (Local Area for Play) Requirements

Landscape proposals are integral to the provision for play across the development. The creation of meaningful play opportunities which maximise play value should be designed using natural materials where possible such as logs and boulders, forming an attractive and integral part of the landscape setting and further enhancing the 'sense of place'.

Spaces should encourage informal play and social interaction, utilising natural play elements.

Key LAP Features:

- 'Door-step' play spaces
- Up to the age of 6
- Within 1 minute walking time of a child's home
- They should be located within approximately 100m
- Informal, immersive and sensory play
- Rocks, logs and low earth mounding
- Play should be designed for ease of observation
- Play should be positively encouraged through design
- Spaces should encourage informal play and social interaction, not relying on play equipment
- To be positioned beside a well used pedestrian route
- Should include a minimum 100m² activity zone
- Planting should be designed to incorporate a mix of scents, colours and textures
- Play area should include a sign designating the space as 'children's play' and that dogs are not welcome



Fig 10.28



Fig 10.29

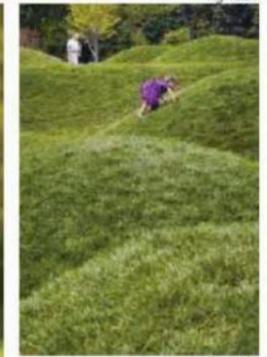


Fig 10.31



Proposed Phase 1A layout

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5.7 COMPLIANCE: HEARTSPACES

HOW WE ACHIEVE COMPLIANCE:

- We have used 2.5 storey homes book ended with 3 storey blocks around the heartspace
- No front gable facing plots have been used. Instead, we will look to use contrasting bricks/stone for the materials palette to align to this principle.
- An ordered façade language will be achieved through repeat use of same house type and we have used a consistent building line where possible
- We have no terrace or narrow plots, so instead we have used the same house types that are also townhouse in character to retain the principles set out in the code.

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11.12 Principles of Heartspaces and Heartspace Buildings

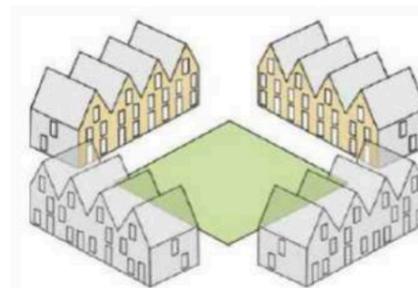
Heartspaces are integral to defining the character of an area. They are moments of arrival and within each character area, serving their purpose at the heart of that community.

- Higher density, three storey units are promoted around heart spaces.
- Front gable facing
- Use a colour that contrasts against the adjacent back ground buildings
- More ordered façade language
- Consistent building line along the street
- Terraces encouraged or narrower plots
- Town house in character

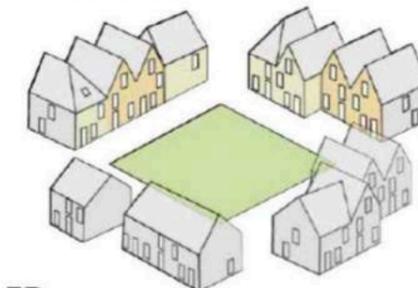
The architectural language of the node, gateway and heartspace buildings should subtly differ from the other buildings. This provides the opportunity to create a sense of arrival and for buildings to act as navigation points to help aid permeability through the development.

Ideal principles: Regular, ordered and legible space with a clear geometry and building language.

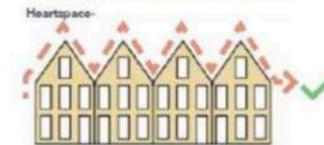
Ideal facade principles: Homogenous and continuous building geometries surround heartspaces which can be read as a whole.



Principles not adhered to: Irregular space with lack of orientation or structure.



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Facade principles not adhered to: Varied architectural language with large gaps in frontages.

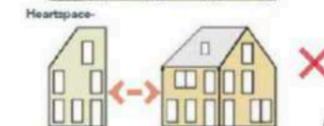


Fig 11.13

Heartspaces are integral to defining the character of an area. They are moments of arrival and within each character area, serving their purpose at the heart of that community.

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- Town house in character

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5.8 COMPLIANCE: NODE BUILDINGS

HOW WE ACHIEVE COMPLIANCE:

- Barcelona & Madrid house types are used as node buildings. In all instances, these onlook onto or navigate into heartspaces.
- These house types are a single, standalone plot that will contrast against the adjacent house type. They are dual aspect with an active gable and contrasting roof form. They will use a contrasting colour to perform the role of navigation points as set out in the code.
- Some of the nodal plots project forward off the build line as requested in the code, but for technical reasons some of the house types don't.
- The architectural language within this range isn't playful, but the window proportions and scale create the contrast needed for node buildings.

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11.13 Principles of Node Buildings

- Node buildings act as 'navigation points' into heartspaces. They are intended to stand out in a subtle manner.
- Node buildings are a single building
- Ensure all gable-ends should read as "front facades"
- Be monochrome in colour i.e. black, white or grey
- Project forward in the building line
- A more relaxed and playful facade language is encouraged and must contrast against the adjacent block
- Contrasting roof forms are promoted
- More playful facades and roofscapes are promoted to ensure the buildings stand out but sit within a coherent set of buildings

Node buildings illustrative diagram:

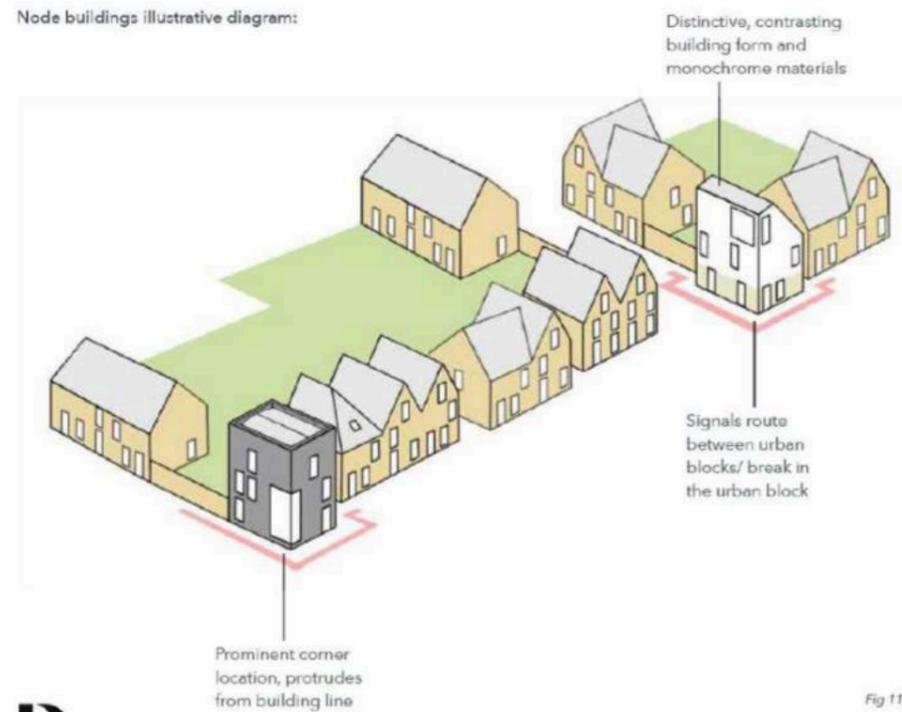


Fig 11.17

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5.9 COMPLIANCE: GATEWAY BUILDINGS

HOW WE ACHIEVE COMPLIANCE:

- We will use the Barcelona and Madrid house types to 'book end' the gateways and 2.5 storey Naples and Oporto town houses. This will provide the language, scale and colour that follows the principles of node and heartspace buildings.
- The landscape will be used to create a 'pinch point' effect. Further detail is provided in the Landscape Statement.

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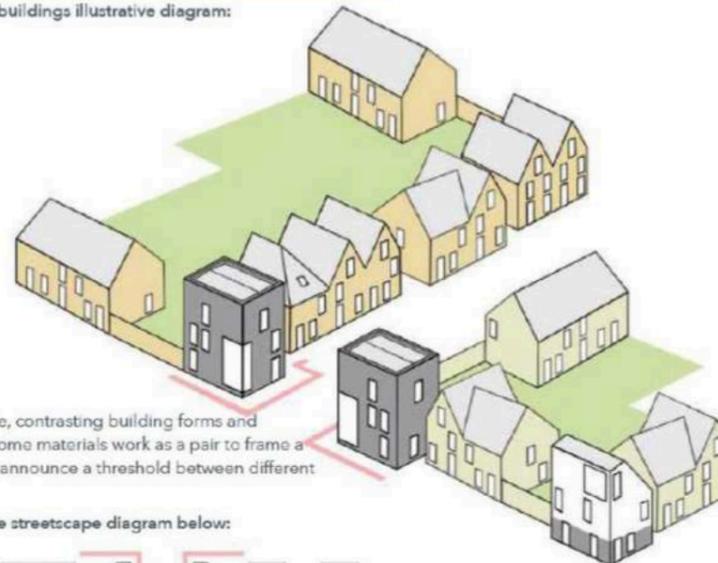
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11.14 Principles of Gateway Buildings

The purpose of gateway buildings is to signal the notion of going through a set of buildings or space. They create a sense of arrival or departure and should align to the following principles.

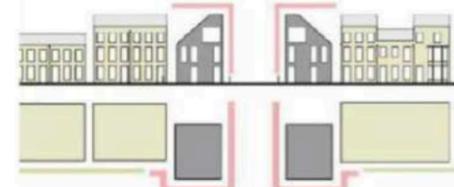
- The language, height and colour should be reference the principles of node and heartspace buildings.
- A gateway building could be two node buildings separated by a road.
- Gateways should mirror each other and be coherent
- Create a 'pinch point' effect. This could be done not only through built form but landscape or planting.

Gateway buildings illustrative diagram:



Distinctive, contrasting building forms and monochrome materials work as a pair to frame a view and announce a threshold between different spaces.

Illustrative streetscape diagram below:



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Fig 11.22



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- A gateway building could be two node buildings separated by a road.
- Gateways should mirror each other and be coherent
- Create a 'pinch point' effect. This could be done not only through built form but landscape or planting.

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5.10 COMPLIANCE: SECONDARY ROUTES

HOW WE ACHIEVE COMPLIANCE:

- Where possible shared surfaces have been applied to the principles set out in the code.



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11.20 Secondary Streets

Secondary streets should:

- Provide a 'shared space' design, encouraging slower vehicle speeds.
- Carriageway widths should be kept to a minimum
- The carriageway should be delineated by small kerb upstand
- Surface materials for the carriageway and footpath should be of a similar material with clear delineation between the two.
- Clearly demarcated raised table access should be provided on ingress and egress of the secondary street.



Shared space character precedent image

Fig 11.42



Fig 11.43



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5.12 COMPLIANCE: HEALTH & WELLBEING

HOW WE ACHIEVE COMPLIANCE:



- The landscape led theme set out in the framework has been developed into a deliverable solution.



- Heartspaces are located in central locations within the proposal to promote engagement and community use.
- Heartspaces are linked to a network of routes that provide access to both local and wider community uses.



- A variety of spaces are provided for meeting, socialising and playing.



- A network is provided that promotes walking and cycling safely throughout the proposal and links with the wider public transport network.



- We have designed a layout that allows for passive supervision of public spaces and located window openings that look onto public realm.



- The houses are designed to respond to and enhance their surroundings - using technology and natural orientation to prevent summer overheating and use the sun to heat spaces in the winter.



- Identity and sense of place has been achieved by following and aligning to the design code.

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6.0 BUILDING FOR LIFE 12 COMPLIANCE
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6.0 BUILDING FOR LIFE 12 COMPLIANCE

6.1 COMPLIANCE REQUIREMENT

1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?



COMPLY?



COMMENTS

We are providing a scheme that uses existing connections into and through the site as a starting point.

Careful consideration has been taken to respect existing land uses and buildings - from boundary treatments, visual impact and ensuring that new and existing adjacent settlements mirror each other in terms of colour, density, character and layout.

COMMENTS

2. Facilities & services

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



Existing facilities and services surround the site and we have carefully located proposed new services strategically within the centre of the site and near to one another.

COMMENTS

3. Public Transport

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



Yes - public transport access is available locally throughout the site and we have provided a layout that connects new and existing settlements. In doing so this creates a framework for public transport to come through the site and thus enhance local access.

6.0 BUILDING FOR LIFE 12 COMPLIANCE

6.1 COMPLIANCE REQUIREMENT

4. Meeting local housing requirements

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



COMPLY?



COMMENTS

Yes - the mix of housing types and tenures aligns to local housing policy requirements.

5. Character

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



COMMENTS

The scheme has used the Design Code as the premise throughout. The Design Code enables a Character Framework that is both locally inspired in part and distinctive.

6. Working with the site & context

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



COMMENTS

The scheme largely driven by the levels and the cut and fill proposal follows the existing change in topography across the site. This framework has allowed us retain in the majority existing landscape features such as woodland. Building orientation where possible has maximised orientation on an east-west axis.

6.0 BUILDING FOR LIFE 12 COMPLIANCE

6.1 COMPLIANCE REQUIREMENT

7. Creating well-defined streets & spaces

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



COMPLY?



COMMENTS

Yes. Using the Design Code, buildings play a crucial role in navigating users through the site and act as landmarks to draw users into public spaces. This is done through the use of 'node' and 'gateway' buildings carefully located in strategic positions within the proposed layout.

COMMENTS

8. Easy to find your way around

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



Buildings play a crucial role in navigating users through the site and act as landmarks to draw users into public spaces. This is done through the use of 'node' and 'gateway' buildings carefully located in strategic positions within the proposed layout.

COMMENTS

9. Streets for all

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



Particular attention has been paid to creating a distinct hierarchy of primary and secondary streets. Secondary streets link up with communal green spaces and are specifically configured to encourage low vehicle speeds and enable social functions on the street.

6.0 BUILDING FOR LIFE 12 COMPLIANCE

6.1 COMPLIANCE REQUIREMENT

10. Car parking

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



COMPLY?



COMMENTS

The houses are designed to enable well-integrated parking and has been a core principal throughout design development.

11. Public & Private spaces

Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?



COMMENTS

Public and private spaces are clearly defined through the use of landscape and architectural language. All public spaces are well-overlooked with natural surveillance and will be managed by a maintenance company.

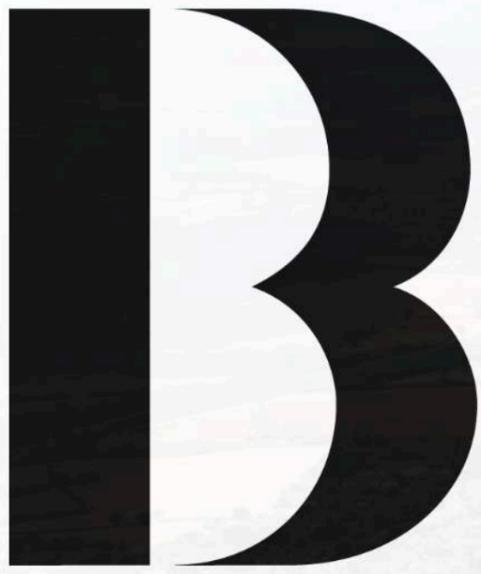
12. External storage and amenity space

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



COMMENTS

Integrated bin storage and cycle storage is provided externally for each house.



7.0 CONCLUSION

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7.0 CONCLUSION

7.1 CONCLUSION STATEMENT

The objective for this development set out in the masterplan framework is to create a "Healthscape" - a green and blue infrastructure designed to improve health and wellbeing. The proposals put forward in this hybrid application align to this objective; a setting for the new place, community and workplace that is currently known as Barnsley West. The development proposals will contribute to creating a new sustainable community, combining high quality new homes including affordable housing, with market facing employment development, new jobs, community facilities including a primary school and large areas of greenspace, available to both existing and new members of the community.



Illustrative view giving an indication of how the Velvet Village area might look

CONTACT

SHEFFIELD

Tel +44 (0) 0114 266 2040
Email Info@bondbryan.co.uk
Location 400 Springvale Road, Sheffield, S10 1LP

LONDON

Tel +44 (0)207 812 0601
Email London@bondbryan.co.uk
Location 146 Clerkenwell Rd, London EC1R, 5DG

KENT

Tel +44 (0)1959 567 300
Email Kent@bondbryan.co.uk
Location 95 High St, Westerham, TN16 1RE

BIRMINGHAM

Tel +44 (0)121 272 9000
Email Birmingham@bondbryan.co.uk
Location 39-41 Waterloo St, Birmingham, B2 5PP