Design and Access Statement

For

Residential
Development at
Hall Gardens
Brierley, Barnsley
S72 9HT

November 2019
Rev A

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1. Introduction

- This Design and Access Statement accompanies the full Planning Application for the residential development of land accessed from Hall Gardens via Church Street, Brierley. Grid reference 441050, 411200, and lies at approximately 104m AOD at the entrance into the site falling to approximately 99m to the rear.

- The application is for 36 No. plots made up with a combination of bungalows, 2 storey and 2 ½ storey dwellings together with associated parking and garages. See schedule of accommodation on the site layout for further details.

- The land is designated as Allocated Housing in Barnsley Adopted Local Plan dated Jan '19. The site is referenced as HS95.

2. Site Context

- The site lies 6 miles to the north-east of Barnsley town centre.

- Barnsley train station is again 6 miles away with trains running to Leeds, Sheffield, Nottingham, Huddersfield and beyond to other destinations within the UK.

- The nearest bus stops to the application site are located on both sides of Church Street within 140m from the entrance into the development site.

- There are several schools in the immediate vicinity, preschool within 0.6mile, Brierley C of E primary school is within 0.4mile with 2 other locally at Grimesthorpe 2 mile and Shafton 1.3 mile. Outwood Academy Shafton is 1.3 mile.

- There is Post Office, shop, doctors and a chip shop within Brierley Village. There are many other shops in both Shafton and Grimesthorpe which are both within a 2 mile radius of the site.

- Grimesthorpe – Asda, Cost Cutter, takeaways, post office, pharmacy, café, bakery, pub, dentist, doctors, hairdressers and various independent shops.

- Shafton – Sainsbury's local, Cost Cutter, Premiere store, café, pub doctors, hairdressers, restaurants and various independent shops.

- The dwellings on Church Street are a mix of 2 and some 2 ½ storey detached and semi-detached residential properties. Predominantly red brick with slate roofs, with a few older properties being stone built.

- A recent development on adjacent land, completed by Saul Homes, has been built with a mixture of 2 and 2 ½ storey detached and semi-detached properties. Predominantly red brick with dark grey tiled roofs and some properties to Church Street and surround Brierley Hall in stone and slate roofs.

3. Existing Site

- The application site is roughly rectangular and covers approximately 2.021 ha (4.99 acres). Access to the site is from the existing highway (Hall Gardens) which lies to the south west boundary of the application site.

- The application site is currently an area of land enclosed on all sides, which drops gently from the south- west to the north-east corner of the site.

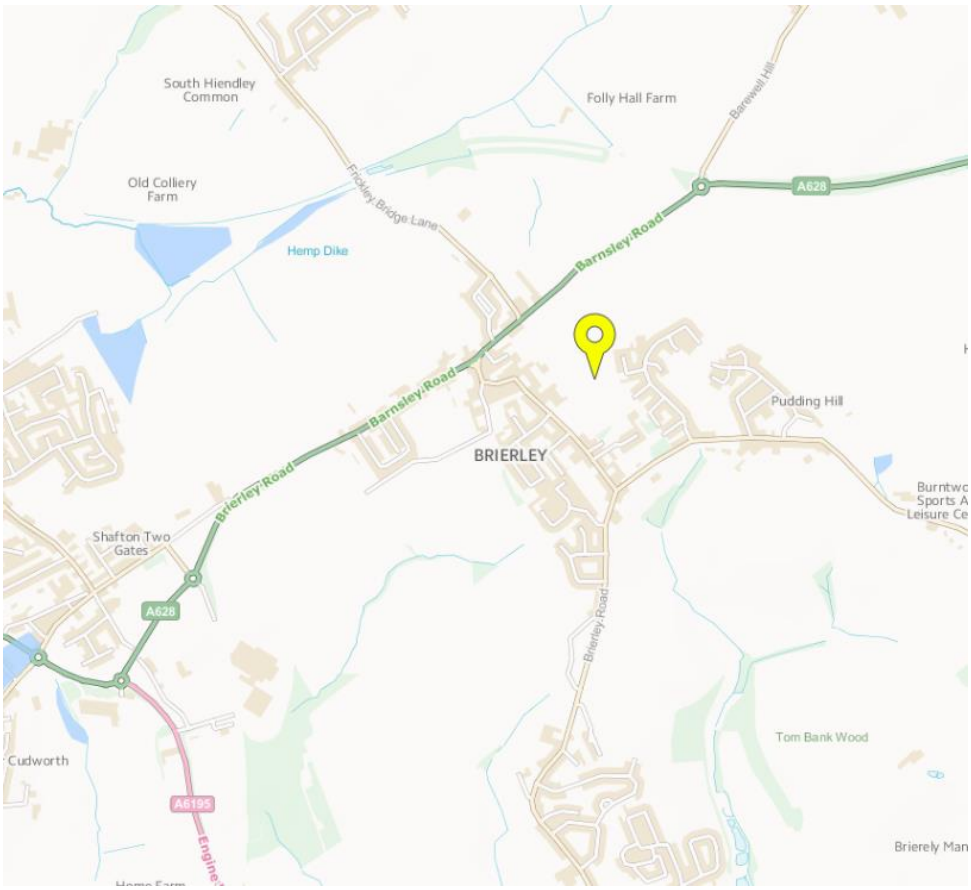
- The south western boundary is the previous development and directly off Hall Gardens with a retaining wall separating adjacent housing.

- The south eastern boundary is Brierley Church of England Primary School.

- The north eastern boundary is existing residential properties, which are a mixture of bungalows and 2 storey houses.

- To the north western boundary is an open aspect over fields.

- We have consulted the Environment Agency flood risk website; the flood risk from rivers and sea is classified as 'Very Low', and the risk of flooding from surface water is classified as 'Very Low'. Therefore, we believe the risk of flooding is minimal.



4. Social and Economic Context

- The proposed residential development will contribute to the long term sustainability of the town, local area, businesses and services increasing activity, pedestrian flow, investment and employment.

- The scheme will help to increase the availability of good quality affordable family housing in the town. A good range of dwellings 2, 3 and 4 -bed houses together with 2 and 3 bedroom bungalows are proposed, providing a good housing mix and affordability in accordance with Policy CS6.

- Saul Homes is a local developer/builder, we employ local labour and sources materials locally where possible. The construction of the development itself will therefore support local jobs and businesses.

5. Design Principles

- This is a gently sloping site surrounded by existing urban development. The aim is to create a residential development that is legible and sits comfortably within the existing urban fabric. Residential development should be safe and secure. This can be achieved with a careful and well-considered housing layout. An assessment of the local vernacular allows creation of a scheme which fits within the local context and embodies good natural surveillance. A good mix of housing is proposed from 2-bed to 4-bed properties with a mixture of detached and semi-detached houses.

Key design principles are summarised below: -

Sense of Arrival

- The single primary access road into the site from Hall Gardens along the south western boundary, which marks the entrance to the development, and gives an enticing glimpse of 2 pleasant large open public green spaces with existing substantial trees being retained.

- Existing hedging and trees to the perimeter of the site north eastern, south western and northern western boundaries are to be retained were possible as shown. Together with Trees T1 and T24 which are to form focal points upon entrance into the development.

- The site has been designed to create a cul-de-sac layouts with shared access surfaces together with private driveways aiding legibility and navigation around the development and will enhance the sense of security of residents.

Clear Distinction between Public and Private Spaces

- All dwellings have their principal elevations overlooking the street and front garden areas.

- Rear gardens are gated with secure boundary treatments.

- Defensible private spaces are created which benefit from natural surveillance from each property.

- Parking spaces are in-curtilage and well overlooked.

- Additional windows have been introduced to gable elevations which overlook public spaces to provide security and natural surveillance.

Prevention of Car-Dominated Frontages

- A mix of parking arrangements and house types avoids car-dominated frontages where possible. Each property is to have 2 No. parking spaces as a minimum. Larger house types which are more likely to have more vehicles also have garages to provide additional car parking spaces to reduce car dominated frontages throughout the development.

- A mixture of house types gives variety and interest to the street scene.

Connections and Simple Road Layout

- A simple road layout has been created with a single route through the site.

- The principal road/vehicular route into the site is 5.5m wide with 2.0m pavements to the connection point of individual cul-de-sac roads which have 0.6m berms changing to 5m and 5.5m each with 0.6m berms at either side upon meeting the turning head provided for refuse vehicles as required.

Architectural Character

- The dwellings on Church Street are a mixture of 2 and some 2 ½ storey detached and semi-detached residential properties. Predominantly red brick with slate roofs, with a few older properties being stone built.

- The dwellings on the recent developments on Hall Gardens are a mixture of 2 and some 2 ½ storey detached and semi-detached residential properties. Predominantly red and red multi brickwork dark grey roof tiles and some stone properties along the main road and surround Brierley Hall with slate roofs.

- We have therefore followed this character through the design of the house types with red and red multi brickwork being the predominant material and a cast stone headers and cill details.

- Window openings are simple with a vertical emphasis to give well balanced elevations and a sense of quality to the development.

- A range of house types have been used on the site to create interesting and varied street scenes, but also to strengthen the legibility of the development.

- All dwellings are either single, 2 or 2 ½ storey which is in keeping with the surrounding development. A density of 22.92 dwellings per hectare is achieved which is in line with the existing urban grain and with Planning Policy.

6. Safety and Security

- As described above, the layout of the residential development has been carefully designed to promote safety and security throughout.
- Where necessary, new 1.8m high close boarded vertical timber fencing will be erected along rear boundaries.
- New 0.9m high brickwork walls with pillars and 900mm fence panels above will be erected along any rear boundary adjacent a road / private driveway.
- Existing walls and fences along these boundaries to residential boundaries will remain with localised repairs to be carried out where necessary to maintain the integrity and security of the site.
- Secure gates to rear gardens and side paths will be provided with 1.8m high privacy fencing between properties.

7. Sustainability

- Sustainability is integral to the scheme at Hall Gardens, informing decisions on many different levels.
- The proximity of the site to local amenities, services, public transport networks has all been outlined above.
- By increasing the number of dwellings and therefore the number of residents in the local vicinity, the proposed development of this site will help to support the existing businesses and facilities ensuring their long term success and the sustainability.
- The location of the site is inherently sustainable as it is already supported by local infrastructure and services. As this site is in an existing urban location, no energy consumption is required to construct surrounding roads, sewer networks etc. as they are already in place.
- As described previously the scheme has been designed with safety and security in mind. The new buildings have their main elevations facing onto and overlooking the street with parking areas well overlooked and secure gates and robust boundary treatments to rear gardens. Where possible windows have been introduced to gable elevations to overlook streets and pedestrian routes.
- Materials will be sourced locally wherever possible.

- Saul Homes will ensure that waste produced during the construction process is minimised, re-used or recycled as part of a Waste Management Plan.

8. Heritage Statement - Historic Context

The site is designated as laying within Brierley Conservation Area.
There is no property on the land that has Listed Building status, Brierley Hall on adjacent land is Grade II listed. The proposals do not affect a Heritage Asset.

Our proposals will not affect Brierley Hall and will not be detrimental to the visibility, context or appearance.

9. Access

- The pathways and approaches to all buildings will be designed to give precedence to the pedestrian over the car wherever possible.
- Where pedestrian routes and vehicular access points do cross, there will be dropped kerbs wherever necessary.
- All non-adopted pathways on the development will be a minimum of 900mm wide, with gradients not exceeding 1:12 (existing topography permitting) and of solid construction to be firm and even.
- All approaches to dwellings will have level or ramped access from the car parking /drop off points in full accordance with Part M of the Building Regulations.
- Parking spaces for dwellings will be provided on driveways or in plot parking spaces.
- All of the houses will have their own private garden space.
- All of the dwellings have a w.c. at ground floor and are to be designed in accordance with Building Regulations Part M for access to and use of buildings:
- All entrance doors to the houses will have level egress with a maximum threshold of 15mm and clear opening width of 900mm. All internal doors within houses will have a 775mm clear opening width, with a minimum corridor width of 1050mm in accordance with Building Regulations Part M1, Section 7.
- All switches and sockets are to be positioned between 450mm and 1200mm from finish floor level, in accordance with Building Regulations Part M. Windows provided to all lounges to have maximum sill height of 800mm in order to provide views out from a seated position.

APPENDIX 1

EXISTING SITE PHOTOGRAPHS









APPENDIX 2

EXISTING SURROUNDING PROPERTIES






















THE METHODIST CHURCH














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APPENDIX 3

AERIAL PHOTOGRAPH



APPENDIX 4

PROPOSED SITE LAYOUT

