Trevor Birchall Design Limited

Architectural Design Consultants

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Design & Access Statement.

12 apartments on site of Worsbrough Common Depot, Highstone Avenue, Barnsley.

The Process.

A number of preliminary schemes were prepared and a meeting took place with Alexandra Cotton to discuss the schemes. Amendments were made and the scheme reduced in size. After further consultations with Ms Cotton we arrived at the submitted scheme, which gained her support. E-mails on 3 December 2008 and 7 January 2009 from Alexandra Cotton confirmed an overall acceptance to the scheme and her comments regarding bin storage and the design of the end block have been incorporated.
The sewers across the site have been plotted and a 225 sewer is proposed to be diverted along the front of the site and 3m easements are to be maintained both sides of all sewers. A letter has been issued by Yorkshire Water confirming acceptance to the proposals.
A 2m high fence around the perimeter of the site has now been incorporated with a gated entrance across the front of the vehicular access to improve security. A gate is also shown from the car park giving vehicular access for council staff onto the parkland. Unlocked pedestrian gates on a path down the right hand side boundary and into the parkland from the car park have been incorporated to maintain a public right of access across the site.

Amount.

This site was a former depot with an existing vehicular access, which is retained. After consultations with the planner and highways it was considered that 12 apartments was an acceptable number of units for this site. We have formed 14 car spaces at the rear 3 of which are to disabled standard. An existing right of way into the rear land is maintained. There is sufficient amenity space created at the rear.

Layout.

The apartments are formed within two separate blocks. Flats 1 to 10 are in two storey blocks with an additional floor in the roof space with dormer windows. Flats 11 and 12 are in an attached block stepped down from the bigger unit to reflect the ground level. This block does not have roof space accommodation. Oriel windows have been formed at the rear of the two end flats adjacent to number 5 Highstone Crescent with solid sides facing the house to prevent overlooking into the rear garden. Central staircases give access to the flats and this staircase projects out from the main front wall with a rain canopy over the entrance doors. This provides a simple detailing to the

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front elevation. The 5 ground floor apartments have been designed to disabled mobility standards with 1500mm clear circulation space within the bathrooms, the doors will comply with mobility standards.

Scale.

The new dwellings with dormer windows to the front and rear elevation are in proportion to surrounding properties. The overall mass of the dwellings appears reduced by separating into two blocks with a central vehicular access.

Landscape.

A 3m wide landscaping strip is to be formed around the perimeter of the car parking area, which will be planted with dense screen planting. Garden areas have been formed at the rear, which will be lawned and planted with shrubbery. The front areas will be open plan with grassed areas either side of the access and paths. This area is to be planted with shrubbery at either end of the site. Bin and recycling bin enclosures have been formed at the rear, which will have brick walls to the rear and sides and with lockable gate access. An existing right of access is maintained into the adjoining field at the rear.

Appearance.

The materials and window design will match the existing surrounding properties and the pitch roof with dormers will not be out of keeping. We have graded the proportion of windows on the front elevation to be slightly narrower on the upper floors.

Use.

Due to the new dwellings matching other properties and affording sufficient space and amenity without creating an adverse effect on surrounding properties, the proposal makes good use of a large site. The removal of a commercial building within a residential area must be beneficial.

Access.

The existing vehicular access is to be retained for access to the rear parking. The 5 ground floor flats will have disabled access and be suitable for mobility housing standards.