DESIGN & ACCESS STATEMENT

7 AFFORDABLE FAMILY HOUSES BADEN ST, WORSBROUGH

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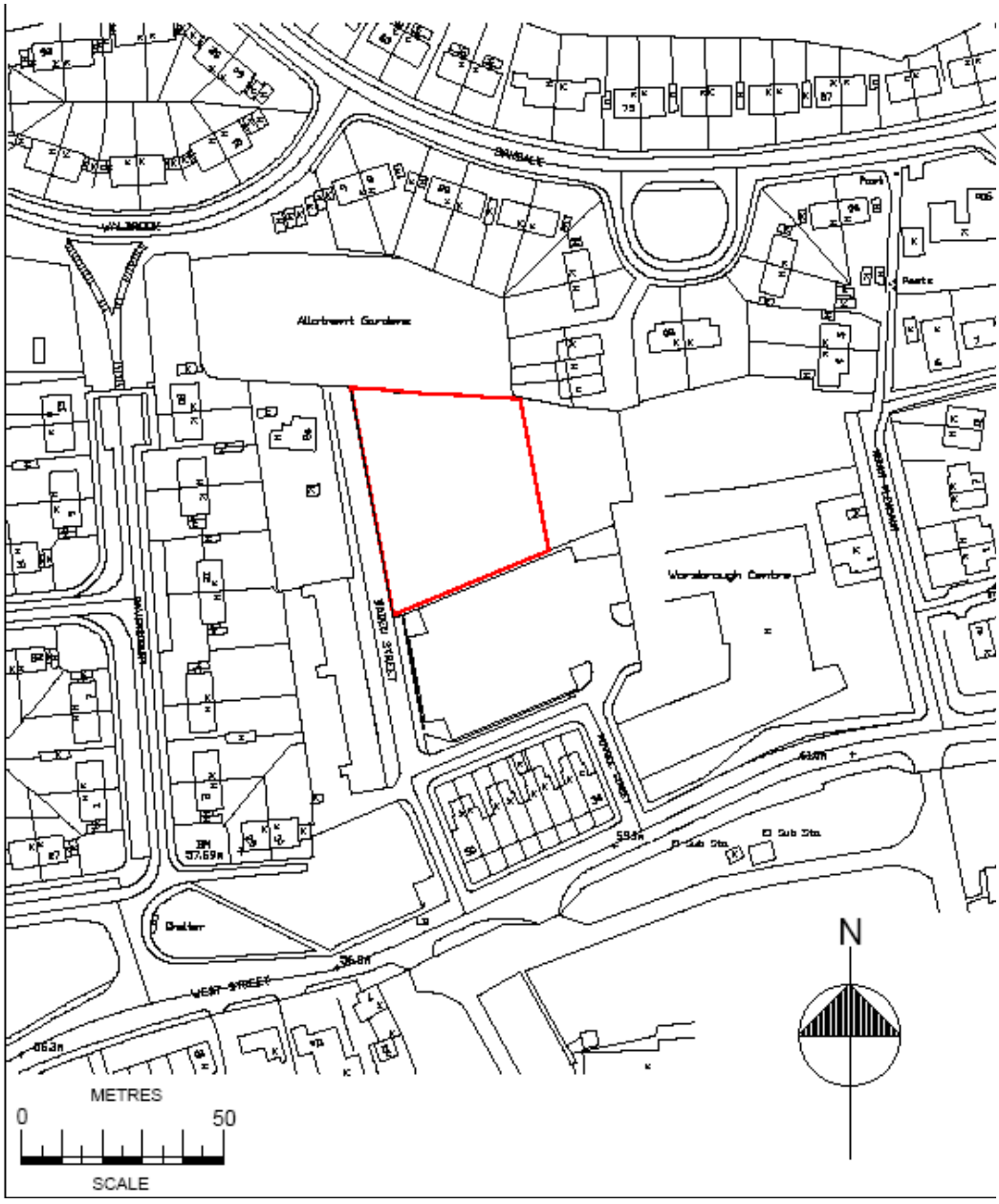
1.0 Site

1.1 Summary

The scheme involves the construction of 7 affordable family houses on land off Baden Street, Worsbrough Dale.

1.2 Site

LOCATION PLAN



The site (0.2050ha) is off Baden Street, a steeply-sloping cul-de-sac. It is surrounded by allotments above, a vacant site (accessed from Mount Pleasant) behind, and the carpark for Worsbrough Health Centre below. Across Baden St from the site there is a detached property with a long garden running down the road. There are no public footpaths on the site.

AERIAL VIEW



VIEW UP BADEN STREET- ENTRANCE TO SITE



VIEW UP ACROSS BADEN STREET AND SITE



VIEW FROM TOP OF SITE LOOKING SOUTH



2.0 Planning Policies

2.1 UDP
The site is within a housing settlement area, and is allocated for housing in the current Unitary Development Plan.

2.2 Greenspace
The site does not feature on the BMBC greenspace register.

2.3 Existing use
The site is currently vacant, the previous use was housing, which was demolished a number of years ago.

3.0 Need

3.1 Need
The accommodation mix meets the needs of the local community due to an identified shortage in the area.

4.0 Consultation

4.1 Planning
Steve Kirkham has been involved in the development of the design, beginning with a meeting on the 13th July 2010 up until recently. His input has helped us develop the scheme into what we have today.

4.3 Highways
Barbara Wilson has been consulted from an early stage and no objections to the proposal from a Highways perspective have been recieved.

5.0 Implications for design

5.1 Opportunities

The scheme continues the regeneration of the area and complement the work begun by the LIFT Health Centre and satisfy an identified housing demand in the area.

5.2 Constraints

The steep gradient of the site and desire for the properties to face down the hillside means that vehicles will inevitably dominate the development.
The additional surface water run-off created by the additional road and roofs have had to be addressed -see drawing CLP/996/01.

6.0 Design- Building for Life questions

This is the designer's assessment of how the scheme meets the 20 Building For Life questions. Points have been awarded as follows: yes- 1 point; partly- 0.5 points; no- 0.

6.1 Does the scheme feel like a place with distinctive character?

0.5: The scheme blends a small palette of materials and stepped facades but not make a truly distinctive impact on the street.

6.2 Do buildings exhibit architectural quality?

0.5: The scheme offers a modest, carefully detailed façade.

6.3 Are streets defined by a well-structured building layout?

1.0: A straight run of houses face onto the new road.

6.4 Do the buildings and layout make it easy to find your way around?

1.0: Buildings face existing road and this can be seen as the site is approached.

6.5 Does the scheme exploit the existing buildings, landscape or topography?

1.0: The houses take benefit of the attractive view to the south.

6.6 Does the building layout take priority over the roads and car parking, so that the highways do not dominate?

0.0: Parking dominates the front elevations.

6.7 Are the streets pedestrian, cycle and vehicle friendly?

1.0: The cul-de-sac is pedestrian, cycle and vehicle friendly.

6.8 Is the car parking well integrated and situated so it supports the street scene?

0.5: Frontage parking dominates the street scene.

6.9 Does the scheme integrate with existing roads, paths and surrounding development?

1.0: The layout fits into the environment in a logical manner

6.10 Are public spaces and pedestrian routes overlooked and do they feel safe?

1.0: Windows face onto the Baden Street and overlook the gardens to the rear.

6.11 Is the design specific to the scheme?

0.0: There a limited number of bespoke items in scheme.

6.12 Is public space well designed and does it have suitable management arrangements in place?

1.0: Public spaces are to be adopted.

6.13 Do buildings or spaces out perform statutory minima, such as Building Regulations?

1.0: The scheme will meet the Code for Sustainable Homes level 3 which includes a requirement to improve on Building Regs' energy efficiency standards.

6.14 Has the scheme made use of advances in construction or technology that enhances its performance, quality and attractiveness?

1.0: Photovoltaics provided to roof.

6.15 Do internal spaces and layout allow for adaptation, conversion or extension?

1.0: All internal walls are to be made from studwork/blockwork so future adaptation or conversion could be undertaken.

6.16 Does the development have easy access to public transport?

1.0: See item 7.1

6.17 Does the development have any features that reduce its environmental impacts?

1.0: The scheme will meet Code for Sustainable Homes level 3 where the overall design and specification is scored against a range of environmental measures including low water use fittings, low energy use, additional recycling facilities, features that encourage wildlife, etc.

6.18 Is there a tenure mix that reflects the needs of the local community?

1.0: The tenure mix reflects the need identified in the Housing Needs Survey.

6.19 Is there an accommodation mix that reflects the needs and aspirations of the local community?

1.0: The tenure mix reflects the need identified in the Housing Needs Survey.

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

See item 9 below

Total BFL score 16.0 /20

7 Access

7.1 Access

Within 0.1 km of Baden St there is a main bus route that runs between the centre of Barnsley and Wombwell – hourly, running Mondays – Saturdays. Bus numbers 8 and 60. The bus stops are positioned just west of Baden Street on the corner of Elmsdale and the main road of West Street, as well as further along West Street to the east of Baden Street. Stagecoach & South Yorkshire Rider operate these services.

8 Refuse/recycling

8.1 Bin/ recycling strategy

Level access bin area to the rear of the properties and front for plot 4 to meet Local Authority doorstep recycling requirements.

9 Local Facilities

8.1 Local facilities

Local Service	Name / Address / position	Distance from Site
Pre School / Nursery	Worsbrough Nursery – corner of Powell St	0.1km
Primary School	Edmonds Primary – Lobwood Bank End Primary - Underwood Ave	0.5km 0.9km
Secondary School	Barnsley Academy – Farm Rd Worsbrough Dale	1.3km 1.1km
Adult Learning Facility	Barnsley College – Haverlands Lane	0.7km
Library	Worsbrough Library - Queensway	0.25km

Churches	Our Lady of St James – West St St Thomas – Bank End Rd Baptist Church – Union ST	0.4km 1km 2.3km
Leisure Centre / Gym / Playing Fields	Spartan Bodyworks – Dyson St Metrodome Complex	2.7km 3km
Youth Centre / Community Hall	Worsbrough Community Centre – Edmund St St Thomas Parish Hall – Bank End Rd	0.8km 1km

Public Houses	Dale Tavern – West St The Greyhound – High St The Darley – High St	0.3km 0.5km 0.6km
Café / Restaurant	Big T's Café – Allendale Chinese Takeaway – High St	2km 0.5km
Doctors	Worsbrough Centre	0.1km
Dentist	C Burke – 63 Park Rd	0.5km
Telephone	High St – on corner with Heptinstall St	0.6km
Post Office	Post Box corner of West St & Elmsdale	0.2km
Cash Point / Bank	Town Centre – Various banks & B Socs No noticeable cashpoint – Co Op may do cash back facility	2.75 km
Grocery retailer	Co-Op – High St	0.4km
Major Commercial Centre / High Street	Barnsley town centre & Alhambra centre	2.75km
Park / Public Open Space	Worsbrough Country Park three sides of community	0.1km
Bus Stop	West St / Elmsdale	0.2km
Bus Route	West St	0.1km