

Design and Access Statement

project: Bungalows for the
Disabled Ph5
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by: WTH

Proposed Development of two Bungalows for the Disabled for Yorkshire Housing.

Site off Arundel View, Jump, Barnsley, S74
Planning Submission October 2008

Background

This project is to provide accommodation for people currently registered on Berneslai Homes waiting list. It is intended for families who desire to stay in their own locality.

Existing Site

The site is owned by Barnsley M.B.C. and is currently rough ground self-seeded with grass and weeds. It slopes gently from west to east and from north to south with a steep drop along the southern boundary to the properties on Cemetery Road which are a storey lower.

It was formerly occupied by two storey blocks of flats, recently demolished. A public foul sewer, which drained the former flats, runs along the southern part of the site. There are no features within the site, but there are three mature trees in the rear gardens of the properties on Cemetery Road.

Enclosure

The site is open to Arundel View and a footpath extension down to Cemetery Road on the north and east sides. On the west the remainder of the site is intended for future development. The southern boundary comprises walls, fences and hedges in various states of maintenance enclosing the rear gardens of the properties on Cemetery Road.

Neighbours

Semi-detached houses at a higher level to the north overlook the site, but are angled at 30 degrees to it, which increases the distance. Two storey housing to the south is generally a storey lower and only the upper floors overlook the site. There is a pair of garages to the east.

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Design Strategy

The new bungalows occupy roughly the same strip of site as the former flats, placing them mid-way between the existing housing to the north and south. They cannot be moved further south due to the presence of the public foul sewer and the 3.0m easement required to it.

Vehicle access to each property is taken directly off Arundel View via new crossings. Even though the access to plot 7 falls and the one to plot 8 rises, the necessity to maintain gradients at no more than 1 in 15 for short distances together with the slopes on the site, still means the plots have to step on the party wall

The frontages have low level perimeter bow top railings and gates and the rears are secured by new 2.0m high fences and gates. It is intended to apply for police Secured By Design accreditation.

Buildings

The requirement is for two fully wheelchair accessible bungalows, each with a carport and space to park an additional vehicle. Level covered access is provided to each. The properties are designed to comply with Sections 6 - 10 of Part M of the Building Regulations, the Housing Corporation Design and Quality Standards and Housing Quality Indicators Version 4 April 2007 with particular reference to the 'accessibility' sections and associated National Housing Federation Standards and Quality, and Wheelchair Housing Design Guide. They aim to meet the Code for Sustainable Homes Level 3 and will include Lifetime Homes provision.

The external design with traditional pitched hipped roofs and materials are chosen to be in keeping with the surrounding area; a facing brick for the walls, and profiled concrete tile for the roofs. Southerly facing roofs will have mounted on them solar collector panels to assist with water heating.

The properties will be built, owned and managed by Yorkshire Housing and will not be offered for sale or shared ownership at any time, ensuring Berneslai Homes retain the nominations to meet the needs of residents with physical disabilities in future years.

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