

Design and Access Statement

For a Reserved Matters Planning Application

Barratt Homes | Land at Low Barugh, Barnsley

Issue 1 | July 2015



1.0 | Introduction

2.0 | Summary of Approved Outline Application

3.0 | Design Development

4.0 | Design Solution

5.0 | Landscape

6.0 | Designing out crime

7.0 | Building For Life 12

8.0 | Summary



Client: **Barratt Homes Ltd**



Architect: **STEN Architecture**



Landscape: **FDA Landscape**

1.0 | Introduction

1.0 | Introduction

This Design and Access Statement has been prepared by STEN Architecture on behalf of Barratt Homes to accompany a Reserved Matters planning application at Low Barugh, Barnsley

This document has been prepared in accordance with the Department for Communities and Local Government (DCLG) 'Planning Practice Guidance' (March 2014).

The aims of the statement is to provide a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

The design and access statement seeks to summarise the outline approval and demonstrate how the principals of the illustrative masterplan have been taken forward to the detailed design stage . These will include Land Use, Block Structure, Landscaping, Place Making and Character.

Barratt Homes have collaborated with other consultants to prepare an appropriate design solution which responds to planning policy and site context whilst working to mitigate constraints and maximise the opportunities provided.

This document is submitted in support of the planning application and sets out to achieve the following:

- Summarise the existing consent for the site
- Demonstrate the evolution of the scheme design
- Provide a detailed design analysis and design solution.

The ethos of the design is to:

- Create a high quality residential development
- Create a legible and attractive place with a sense of identity
- Create a sustainable and high quality living environment
- Make efficient use of land in terms of ecological enhancement and density
- Provide a well planned sustainable settlement with dwellings which will meet high architectural standards and the creation of pleasant and well planned streets

2.0 | Summary of Approved Outline Application

2.0 | Summary of Approved Outline Application

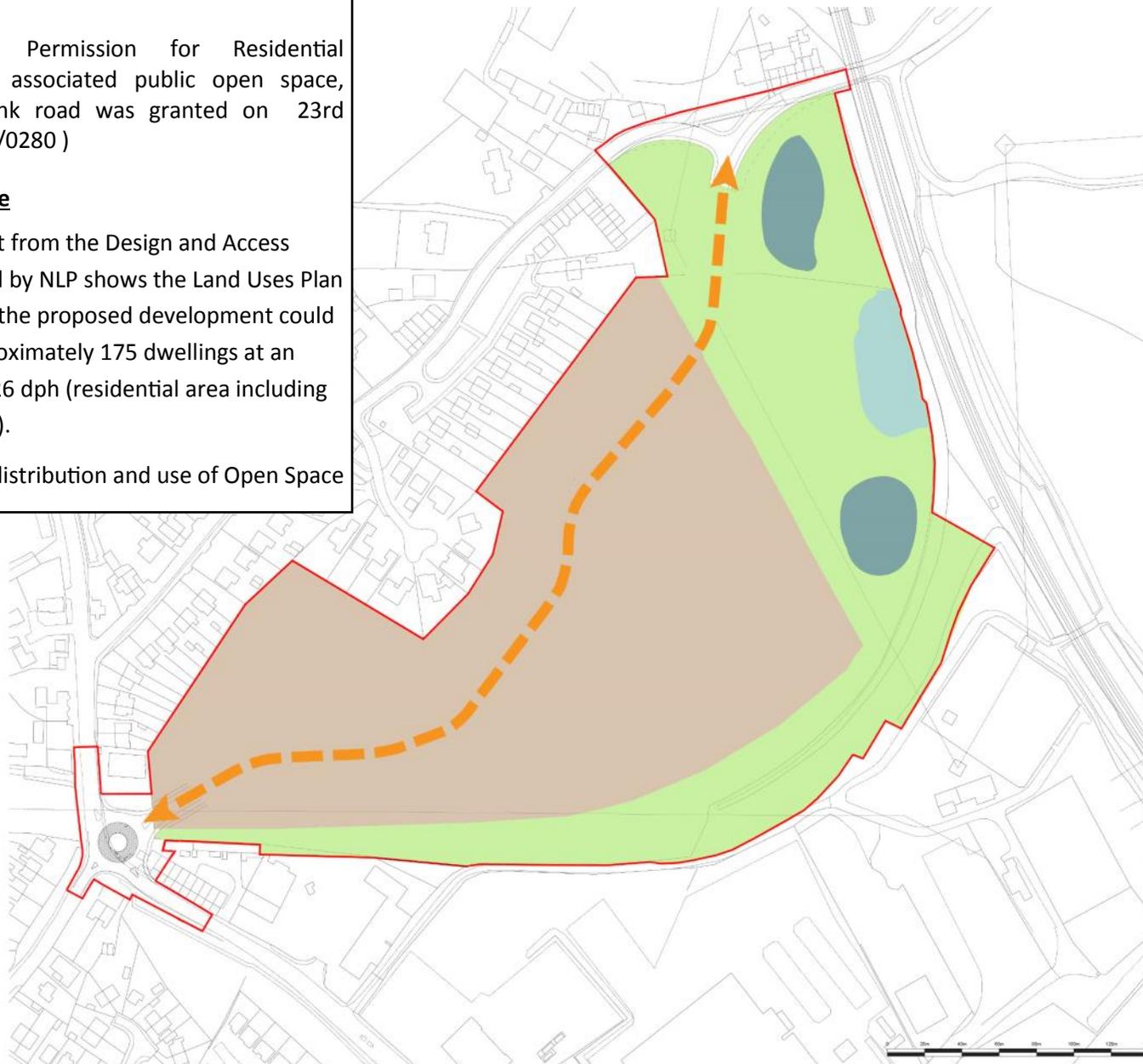
Planning History

Outline Planning Permission for Residential development with associated public open space, landscaping and link road was granted on 23rd January 2014 (2013/0280)

Summary of Scheme

The adjacent extract from the Design and Access Statement prepared by NLP shows the Land Uses Plan which sets out that the proposed development could accommodate approximately 175 dwellings at an average density of 26 dph (residential area including useable open space).

It also sets out the distribution and use of Open Space



KEY

- Boundary of application 
- Residential development (5.1ha) 
- Indicative road alignment
Principal street/ access road/
highway works (1.2ha) 
- Open space to include: 
- Dedicated public open space (1.1ha)
- Accessible habitat open space (0.5ha)
- Dedicated habitat open space (2.0ha)
- Ecology pond (existing) 
- Indicative drainage ponds (0.35ha) 

 Nathaniel Lichfield & Partners
Planning, Design, Economics.

Project Low Baugh, Barnsley

Title **Land Uses Plan**

Client Commercial Estates Projects
Hallam Land Management

Date September 2013

Scale 1:2000 @ A3

Drawn by SG

Org. No IL21235-020RevB

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2.0 | Summary of Approved Outline Application

Illustrative Masterplan

The adjacent extract from the Design and Access Statement prepared by NLP shows the Illustrative Masterplan which provides an indication of the potential form of development across the site.

The following description of the masterplan is taken from page 32 of the NLP Design and Access Statement:

“The Illustrative Masterplan provides an indication of the potential form of development across the site, predominantly a perimeter block development addressing the principal streets and open spaces with dwelling types familiar to the surrounding context (mostly detached and semi detached houses with gardens). Parking to meet policy guidance is provided principally on plot with some areas of mews, on street parking and secure parking courts.

Through the scheme runs a tree lined access road which is fronted by large dwellings which sets the character for the scheme. Off the access road are lower tier streets, homezones and lanes.”



Key



nlp Nathaniel Lichfield & Partners
Planning, Design, Economics.

Project Low Barugh, Barnsley

Title **Illustrative Masterplan**

Client Commercial Estates Projects
Hallam Land Management

Date September 2013

Scale 1:2000 @ A3

Drawn by CP

Dwg No IL21235-021 Rev A

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3.0 | Design Development

3.0 | Design Development

Design evolution

The adjacent layout was prepared by STEN architecture for the purposes of a pre-application discussion with Barnsley Council

Pre-application meeting

On 11th September 2014 The adjacent layout was presented at a Pre-application meeting with Case Officer Andrew Burton. The following feedback was provided on the design of the layout:

Consider findings of noise report with approach to dwellings in south-east corner—continuous frontage may be required

Single location for affordable not acceptable—should be more distributed

There should be no more than 5 parking spaces in a row without soft landscaping

Look at dwelling frontages—there should be no more than 50% hard standing

Character areas should be demonstrated

A BFL12 assessment should be included in the Design and Access Statement

The pre-application feedback was then incorporated into the next iteration which can be seen on the next page together with notes indicating how the points have been addressed in addition to the principles taken through from the illustrative masterplan



3.0 | Design Development

Access road defined by dwellings set behind verge and street trees.

Garden landscape buffer to existing houses. Low density edge.

Permeable network of street spaces providing for convenient access through the development and to the open spaces.

Open space and play area to the east within 400m walking distance of the dwellings.



Parking spaces broken up with soft landscaping

Affordable housing split up and second location identified

Continuous built frontage provided closest to noise source

4.0 | Design Solution

4.0 | Design Solution

Design Solution

The adjacent layout represents the design solution

A summary of the design principals are noted below, and further explanatory notes are shown on the layout:

Proposals work with the landscape character of the site to enable development to integrate comfortably within its setting, responding to cues given by existing landscape features and the positive characteristics of development in the surrounding areas. The response to the site characteristics and surrounding context inform the design and layout of development to create an appropriate and distinctive design

Predominantly a perimeter block development addressing the principal streets and open spaces with dwelling types familiar to the surrounding context which is mostly detached and semi detached houses.

Through the scheme runs a tree lined access road which is fronted by detached or semi-detached dwellings with side drives to reduce impact of cars on the street scene. This sets the character for the scheme. Off the access road are lower tier streets, homezones and lanes.



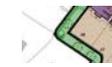
4.1 | Design Analysis—Land Use Parameter Plan



Proposed Residential development



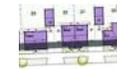
Greenspace and Drainage Solutions



Green Buffer to existing residential development

The land use parameter plan as established from the outline application has been followed through to the detailed design stage

4.1 | Design Analysis—Block Structure



Key frontages

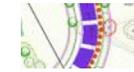
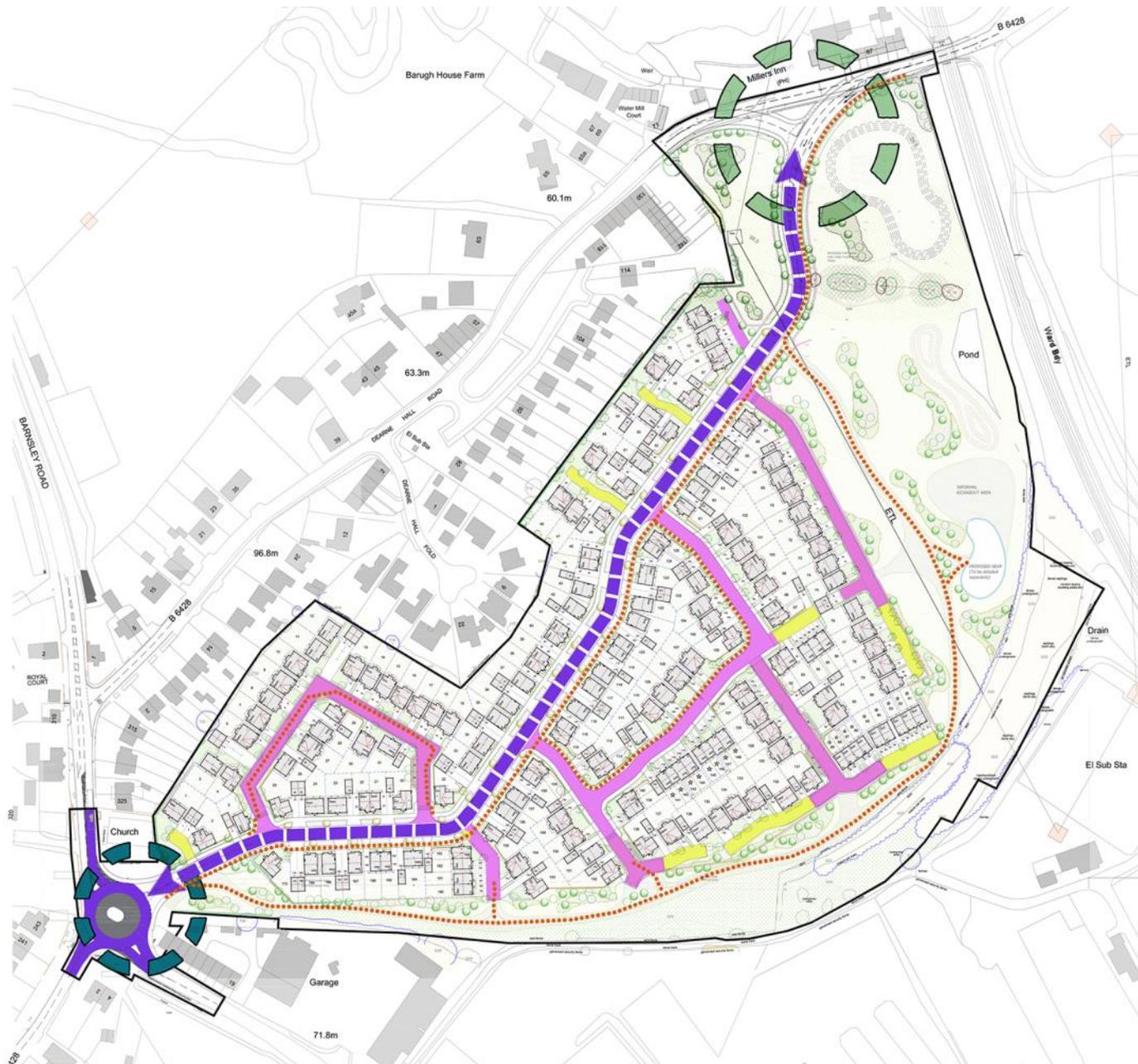


Natural surveillance over
Public Open Spaces

The perimeter block structure ensures good natural surveillance of streets and key public spaces.

Dual fronted dwellings to corners further enhances the natural surveillance

4.1 | Design Analysis—Road Hierarchy



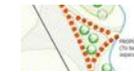
Primary street



Secondary street



Private drive



Pedestrian movement

The primary street follows the principals discussed in detail at the outline application stage.

Secondary streets and private drives all service the primary street, with good permeability throughout for cars and pedestrians.

4.2 | Scale and Appearance



FRONT ELEVATION

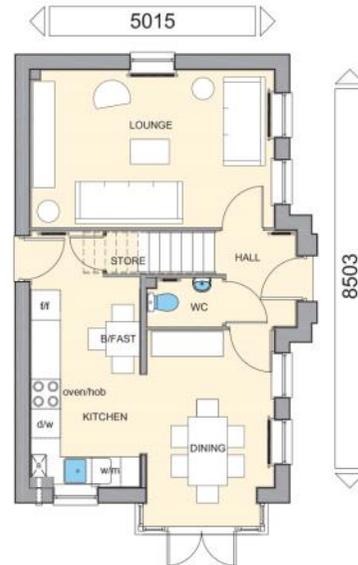


GROUND FLOOR PLAN

Barwick housetype



FRONT ELEVATION



GROUND FLOOR PLAN

Morpeth housetype



Morpeth

The adjacent images on this page and the following 2 pages show examples of the housetypes for use on this development.

Whilst the materials vary throughout the site (see proposed materials plan) these examples show the scale and appearance of the housetypes and demonstrate how a buff brick will look.

Further details can be found in the accompanying drawing pack

4.2 | Scale and Appearance



FRONT ELEVATION

7443



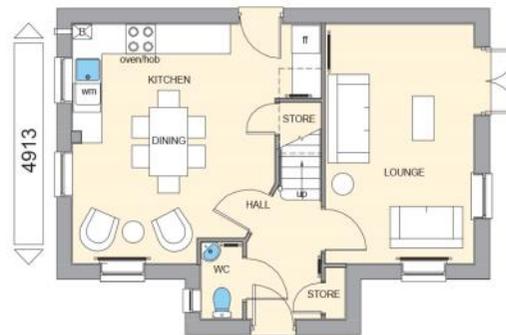
GROUND FLOOR PLAN

Alston housetype



FRONT ELEVATION

8300



GROUND FLOOR PLAN

Falmouth housetype



Falmouth



Alston

4.2 | Scale and Appearance



FRONT ELEVATION



FRONT ELEVATION



Chesham



GROUND FLOOR PLAN



GROUND FLOOR PLAN



Lincoln

Chesham housetype

Lincoln housetype

4.2 | Scale and Appearance



FRONT ELEVATION



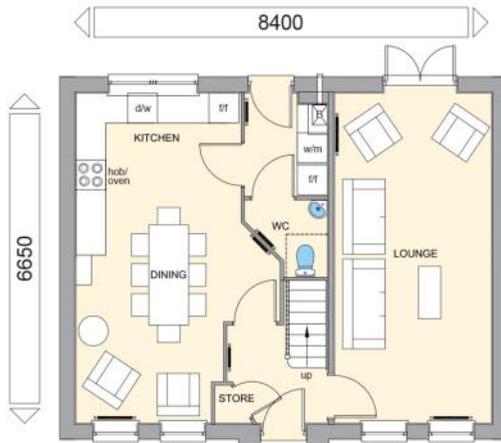
FRONT ELEVATION



Thornbury



Kennington



GROUND FLOOR PLAN



GROUND FLOOR PLAN

Thornbury housetype

Kennington housetype

4.2 | Scale and Appearance



These street scenes show the scale, appearance, height and massing of the housetypes. The materials shown on the street scenes are for indicative purposes only. The materials for the site are still to be determined.



5.0 | Landscape

The landscape is an integral part of the layout design; it supports and enhances the building layout and has the following objectives:

- To create an attractive and safe environment for the users of this development.
- To develop a green infrastructure with a bold planting scheme that complements the built form.
- To include a large element of open space that retains rural character of the area and encourages the use of the outdoors.
- To define personalised and defensible spaces.

The landscape proposals determine both the hard and soft landscape environment for the development. The landscape structure and hierarchy of materials will create a sense of place and legibility throughout the site. Carefully considered proposals will complement the building design and help to integrate the scheme into its surroundings, enhancing the local biodiversity and providing an attractive environment for its future residents, for people passing by and for visitors passing through.

Residential Soft Landscape Proposals

The style and layout of the planting will reflect the surrounding space, comprising bold and colourful blocks of robust species in the more public and communal areas and at key focal points in contrast to the use of a smaller, more 'gardenesque' style in and around private garden areas. The use of different palettes of plant species will also help to create a sense of distinctiveness to different areas, creating a sense of place whilst maintaining a legibility to the whole scheme. Tree planting will break up and soften the building facades and rooflines offering a vertical element to the streetscene development as a whole.

A new native hedge along the north-eastern boundary will create a link into the more natural landscape of the Public Open Space to the east and the inclusion of native or 'wildlife attracting' species throughout the residential development will enhance the habitat value of the residential landscape and

further extend the potential for wildlife links into the surrounding areas.

Residential Hard Landscape Proposals

Hard materials throughout shall be selected to reflect the building design. A variety of complementary surfacing materials will be used to define different areas and the use of a variety of boundary treatments will help to create different character areas and provide a hierarchy of space for the user.

Public Open Space Landscape Proposals

In terms of the areas of Public Open Space, the retention of a large amount of existing vegetation and some grassland will provide a degree of instant maturity to the development and help to assimilate the development into its environment. Naturalistic planting of blocks of new native trees, shrubs and hedgerows of predominantly locally occurring species together with the introduction of wildflower meadow grassland will build upon the existing landscape base and extend the biodiversity and habitat value of the site. A dry detention basin, incorporated in the north-eastern corner of the Public Open Space, will appear as a grassy hollow which blends into the surrounding landscape. The Public Open Space will provide a green lung to the site which will not only enhance the local landscape but provide for passive leisure and informal play as well as more energetic play in the form of an equipped play space, built to NEAP standards, and an area of mown grass for informal kickabout.

Summary

Carefully considered landscape proposals will complement the building design and help to integrate the scheme into its surrounding, whilst providing an attractive environment for its future residents and users of the site.

6.0 | Designing Out Crime

6.0 | Designing Out Crime

Footpaths and Walkways

Through the design of the layout, natural surveillance of footpaths and walkways are proposed throughout the scheme. Footpaths should be well lit and where applicable provide provision for cyclists.

Frontages

As mentioned the natural surveillance benefits will also assist in enhancing the security for fronts of dwellings. In addition to this, improvements to structure security are also proposed and are to include such measures as access door to all properties to be fitted with 5 lever mortise locks with lockable double glazed windows at all levels.

Private Space to Rear of Dwellings

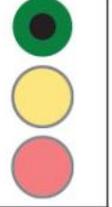
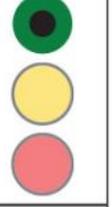
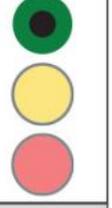
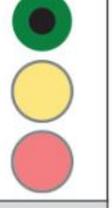
Gardens will be fenced (details below). No areas within the site provide for visual refuges where intruders could remain unobserved.

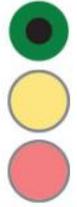
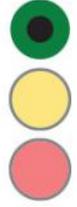
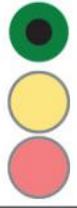
Boundary Treatments

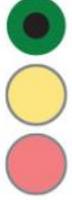
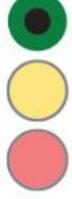
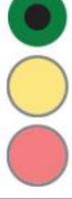
Boundary treatments to rear facing gardens are to be timber domestic grade fencing 1.8m high, which, whilst providing a degree of physical security is most effective as a psychological deterrent to opportunistic crime.



7.0 | Building For Life 12

Integrating the site into the neighbourhood	Notes/Justification
<p>1. Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, whilst also respecting existing buildings and land uses along the boundaries of the development site?</p>	 <p>The layout provides overlooked streets and spaces which plug into the existing neighbourhood. This includes vehicular accesses from Dearne Hall Road and Barnsley Road which will help provide relief to Dearne Hall Road. These direct and convenient connections will facilitate movement to neighbouring areas and across the site and the wider area generally. Existing vegetation has been integrated into a wider scheme of landscaping.</p>
<p>2. Facilities and services Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?</p>	 <p>The site is situated within Urban Barnsley in a sustainable location with a high number of destinations that can be reached on foot, by cycle and on public transport. The layout of the site and open space have been designed so that play areas are located to be accessible and sufficiently overlooked.</p>
<p>3. Public transport Does the scheme have good access to public transport to help reduce car dependency?</p>	 <p>There is good access to public transport - buses and access to Barnsley town centre. The principal street has been designed to accommodate a bus route or bus route extension.</p>
<p>4. Meeting local housing requirements Does the development have a mix of housing types and tenures that suit local requirements?</p>	 <p>A range of housing needs have been identified and realised in the design proposals, which incorporates a mix of housing from affordable 2 bedroom dwellings to four bedroom executive houses to meet aspirations and needs within Lower Barugh and the surrounding area. This will enhance the settlement and offer the opportunity to provide dwellings for the first time buyer through to families.</p>

Creating a Place		Notes/Justification
<p>5. Character Does the scheme create a place with a locally inspired or otherwise distinctive character?</p>		<p>The proposals respond to existing landscape features that will give the site a distinctive sense of place. The design is a contextual response to the qualities of the site and density of the surrounding area. The housetypes have been chosen to contribute and reinforce the character of Lower Barugh.</p>
<p>6. Working with the site and its context Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation & microclimate?</p>		<p>The layout responds to the landscape and topography to determine optimum drainage areas, the landscape strategy for habitats, and seeks to integrate existing features into the layout. Through designing habitats and open spaces which marry with the existing landscape, the proposals improve the functioning of existing habitat areas. The electricity overhead lines define a landscape corridor which connects the northern entrance of the site to the newly created Public Open Space</p>
<p>7. Creating well defined streets and spaces Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?</p>		<p>There is a logical hierarchy of streets with the tree lined principal street through the development from which are lower order street spaces. All public spaces are addressed by the principal building frontages. Getting around by foot within the scheme is easy, with the structure of the spaces providing safe, and attractive routes. Marker features, including corner buildings and landscaped spaces could further enhance legibility.</p>
<p>8. Easy to find your way around Is the scheme designed to make it easy to find your way around?</p>		<p>Buildings and landscaping will be used to provide landmarks and waymarks for navigating within the development. This will be enhanced by the palette of materials. The use of different roof materials (colours) will help to emphasise the character spaces.</p>

Street and Home	Notes/Justification	
<p>9. Streets for all Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?</p>		<p>A clear hierarchy of streets has been established within the detailed layout with the primary vehicular routes, shared surfaces and private drives. This assists in creating a more legible environment and provides interest to the development. All streets are adequately framed through the siting of dwellings and the use of dual fronted corner turning units assist in creating visual interest and additional surveillance to the street.</p>
<p>10. Car Parking Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?</p>		<p>The housing layout has been designed with consideration of not only the amount of parking but how and where it is accommodated ensuring that ad-hoc on-street parking is minimised. The treatment of parking for the site varies according to the buildings it serves, and always with a view to creating an attractive and safe environment. The parking arrangements ensure that all dwellings have a driveway, garage or parking bays.</p>
<p>11. Public and 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?</p>		<p>Public and private spaces are clearly defined in order to minimise the possibility of crime/anti-social behaviour going unchallenged. This has been achieved through a well-designed and sensitive landscaping scheme and boundary treatments, which delineates the public from the private realm to the front of dwellings. The use of high boundary treatments to rear boundaries provide defensible spaces whilst protecting the amenity of future residents.</p>
<p>12. External storage and amenity space Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?</p>		<p>Car parking provision will be provided throughout the development, all dwellings have a dedicated parking space. Cycle storage can either be accommodated in the garage where available, where not gardens are sufficiently large to accommodate a cycle store. All dwellings will have access to the rear to enable residents to store bins out of view and thus not blighting the street scene.</p>

8.0 | Summary

8.0 | Summary

Scheme Parameter	Detail
Gross Site Area	9.9Ha
Net Developable Area	5Ha
Total Number of residential units	170
Density	34 d/h
Storey Heights	2 storey
Means of access	Access from Dearne Hall Road and Barnsley Road

Above is a summary of the scheme proposals:

This statement has established the most suitable design solution for the development of the site.

The development proposals have also considered the key policy guidance in relation to design.

The design has evolved from the illustrative masterplan contained within the outline application with overriding design principles in place to guide the development. It is considered that the approach to the development of the scheme provides a robust design and it can be demonstrated that the final plans and proposals are those most suitable for the site within the context of the development and use proposed.





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