DOC 201206-1200

Design & Access Statement

For: Full Plans Application.

Proposal : To erect 9 No. 2 bedroom flats, along with their associated Access, Car Park, Bin Store & External Amenity Space.

Proposal Location : Site of disused Farm Road Social Club, Farm Road, Kendray, Barnsley, S70 3DN.

Dated: August 2012

General Information.

Development Name:	Un-named
Development Address:	Site of disused Farm Road Social Club, Farm Road, Kendray, Barnsley, S70 3DN.
Applicant:	Mr Rajesh K Gupta
Agent:	Keir Architecture Ltd. Tel: 01469 588565 Fax: 01469 588565 Mobile: 07813 006079
Local Planning Authority:	Barnsley Metropolitan Borough Council
Planning Application Ref:	
Nature of Development:	Full Plans Application, to erect 9 No. 2 bed flats, along with their associated Access, Car Park Bin Store & External Amenity Space.
Present Site / Land Use:	Commercial (Site is currently disused).

Contents Page

Page

Introduction 3

Site Analysis 4
Physical Context 4
Social Context 4
Economic Context 4
Constraints 4
Opportunities 4

Planning Policy Context: 5
Guiding Policies 5

Involvement: 6

Design Concepts & Evolution of the Proposal : 6

Design Proposal 6
Use 6
Amount 6
Layout 6
Scale 6
Landscaping 7
Appearance 7

Designing Out Crime 7
Access Component 7
Land Contamination 7
Foul Water Connection 8
Surface water Connection 8
Conclusion 8

Introduction:

This design and access statement has been prepared by Keir Architecture Ltd and is submitted of behalf of Mr Rajesh K Gupta as an integral part of his Full Plans Application for the erection of 9 No. 2 bedroom flats along with their associated Access, Car Park, Bin Store & External Amenity Space on the site of the disused Farm Road Social Club.

In this statement we describe the site and its surroundings, the nature of the proposed development and set out the case **"For"** the development and Conclude that the proposal is acceptable and very positive for Farm Road and Kendray and that it should be granted Full Planning Permission.

The purpose of this statement is to provide supporting detail and relevant information about the proposal in relation to the full plans submission to the Barnsley Metropolitan Borough Council.

The proposal submitted to the Council is driven by:

1. A desire to create quality sustainable modern architecture on Farm Road, Kendray.
2. A desire to provide quality modern energy efficient and low maintenance dwellings on Farm Road, Kendray
3. A desire to improve the quality of Farm Road's Street Scene and built environment.
4. A desire to create a housing development that will foster well being in its occupants and also the occupants of the surrounding existing dwellings on Farm Road, Kendray.

Site Analysis:

Physical Context:
The Application Site, comprises of approximately 1145M^2 of land.

The site has existing dwellings on either side, it has open views to Kendray Recreation Ground at the rear and is fully open to Farm Road itself at the front.....

The site slopes, running down from its Western side to its Eastern side and drops by some 2.22metres in 35.7 metres - See Existing Site Layout Plan c/w Existing Site Levels - Dwg No. 201206-03

The site has an existing access onto the adopted highway in front of the site i.e. Farm Road at the lower end of the site, up against the Eastern boundary of the site, again see Existing Site Layout Plan.

The site currently has an existing building on it which has been used as a social club for a number of years, but this use has now ceased. The existing building is proposed to be demolished to make way for this proposal.

The site is predominantly hard landscaped. It is open to the public at the front - an area which has been used as a outdoor amenity area to the social club.
There is industrial style galvanised steel palisade fencing to the Western, Eastern and Southern boundaries of the site, which gives the current building a very commercial / industrial appearance in what is clearly a residential area and Street Scene.

There are no trees or hedges **"on"** or **"adjacent"** to the site and thus there will be no requirement to undertake a Tree Report...

Social Context
The site is surrounded by well established residential land use on all sides. The application site is "in-effect" a pocket of obsolete commercial land within this.
This proposal aims to remove this obsolescence and put the land to better use and propose a land use that is in keeping with the surrounding – namely residential.

Economic Context
Kendray is a growing part of "Urban Barnsley" and thus fulfils the role of a key service centre. The provision of key public amenities, retail outlets and transportation links to higher order sub-regional services and employment opportunities in Urban Barnsley and surrounding areas are good and frequent. This development will clearly add to Kendray's and Barnsley Sustainability.

Constraints:
The site has existing residential properties on either side of it.

The front elevations of the dwellings to the East of the site provide an existing building line to which any proposal for the site will have to respect.....

The ridge line of the existing residential dwellings to the West of the site provides a scale to which any proposal for the site will have to also respect.....

Opportunities:
This site is within the growing sustainable Urban Barnsley Area and its redevelopment from an obsolete social club of low quality architecture to a residential development of high quality modern architecture sympathetically designed for the site will vastly enhance the Street Scene and Well-Being of the Neighbourhood.

Planning Policy Context:

Guiding policies:

PPS1 – Planning Policy Statement 1 (PPS1) Delivering Sustainable Development sets out overarching Planning Policies for the delivery of sustainable development. Amongst other things the guidance identifies the promotion of sustainable and inclusive patterns of urban and rural development by ensuring high quality development through good and inclusive design and the efficient use of resources....this proposal takes these issues very seriously and seeks to achieve a development which is appropriate to is context and in a sustainable location.

LDF (Local Development Framework) – This document identifies that the Urban Barnsley Area has been selected for sustainable regeneration and growth – The applicants site is within this area and is thus a sustainable location

The LDF and RSS (Regional Spatial Strategy) - Identify that **Brown Field Sites are those that are favoured for release for housing development – the applicants proposed site is indeed Brown Field, in the form of a discussed Social Club, which is proposed to be demolished to make way for the proposal.**

The LDF identifies the **"growth of small house holds"** – Thus this development responds by proposing 9No. 2 bedroom flats...

The proposed development strategy for this site is to **"maintain and enhance the local environment both built and living.** This is done By:-

1. Removing the existing commercial land use from the application site and replacing it with a sustainable quality residential development.

2. Propose a development which will create quality architecture and improve the Street Scene.

3. Create a residential development which fosters well-being and improves the street scene

4. Propose the implementation of a landscape scheme which will enrich the living environment and soften the Street Scene.

PPS25 – Development and Flood Risk
This Application Site lies outside the limits of any flood plain as shown on the Environment Agencies Indicative Flood Plain Map's and therefore predominantly falls within a Zone 1 area of flood risk (As identified in PPS25). Thus the site is not at risk from flooding.

Involvement:

This development proposal has been worked on closely with the Barnsley Metropolitan Borough Council Planning Officer James Hyde.

Design Concepts and Evolution of the Proposal:

The main influence on designing a successful scheme for this site is down to understanding / appreciating the immediate context i.e. understanding the existing dwellings on either side of it and the topography of the site i.e. its relatively steep slope from West to East.

The proposed new building picks up on the existing building lines and heights of dwellings around it.

The proposed new 2 storey building does not reduce or incur any lowering of amenity or cause any over looking issues to existing dwellings on either side. This is due to the careful positioning of the structure and the fact that all proposed windows are located on the front and rear elevations.

The architectural form of the new building follows the slope of the site and generates a building that steps and flows with the existing sites natural topography. This gives not only *architectural interest and relief to the elevations but also allows the building to visually sit well* on the site and fit convincingly into the wider Street Scene.

All 9 proposed flats have their own private rear Car Park area and access to a communal external amenity area for drying laundry etc...

The architectural aesthetic for the proposed building is intended to improve the quality of the architecture on farm road. Thus a modern high quality and low maintenance timber and render envelope is proposed.

Design Proposal:

Use:
The proposed schemes "use", mirrors the surrounding Residential Land Use – and will remove the commercial land use and austerity of the disused social club.

Amount:
The applicants proposal reflects the density of 78 dwellings per hectare, this is a very acceptable density for a high density flat development in such a sustainable location i.e. one with very good public transport connections into Barnsley and further a-field.

Layout:
The Proposed layout submitted with this Application has been developed with the assistance of the Barnsley Metropolitan Borough Council Planning Officer Mr James Hyde. It effectively *and sensitively develops the site, thus* :-

1. It causes no overlooking issues or loss of amenity to existing dwellings on either side of it, in fact it improves their amenities by removing the austere commercial social club *with its commercial / industrial aesthetic*
2. It generates a quality place, one which will foster well-being.
3. It enhances the Street Scene of Farm Road.

Scale:
The scale of the proposed development is designed to fit in sympathetically with the scale of the existing dwellings on either side of the site.

Landscaping:
Basic landscaping has been shown on the Proposed Layout Plan.

The general ethos that is driving the landscaping proposal is the desire to create a "Quality living Environment", one that not only gives to the site itself but also gives something back to the sites natural surroundings.

Thus, the idea that is embodied in the Landscaping proposal is:-

1. Enhance and enrich the living environment of the existing site.

Appearance:
As previously explained.....The architectural aesthetic for the proposed building is intended to improve the quality of the architecture on farm road, and thus a modern high quality and low *maintenance timber and render envelope is to be proposed to the building one which* will allow the building to be read in its own right and will encourage further quality architecture to be constructed on Farm Road.

Designing Out Crime:

The scheme has been designed to follow the principals within the publication: **Safer Places – The Planning System & Crime Prevention,** thus the scheme has taken on board and tackled the following headings below:-

Access and movement: *The scheme has been designed to produce places with well defined* routes, spaces and entrances that provide for convenient movement without compromising security.
Structure: Again the scheme has been carefully designed to produce places that are structured so that different uses do not cause conflict.
Surveillance: The scheme allows the flats to overlook the public accessible places and thus provides a visual policing of these areas.
Ownership: The scheme again has been carefully design to produce places that promote a sense of ownership, respect, territorial responsibility and community.
Physical protection: The scheme proposes secure physical protection in the form of high fenced rear private Car Park and Amenity Area.
Activity: The scheme proposes a communal amenity area at the rear which will encourage activity and interaction at a scale that is appropriate to the setting and will in tern create a reduced risk of crime and a sense of safety at all times.
Management and maintenance: all external areas of the development will be under the control and maintenance of a management company this will produce a development that has management and maintenance in mind and thus in turn will discourage crime in the present and the future.

Access Component:

The new flats will comply with all modern regulations and specifications including the requirements of the current Building Regulations, so ensuring that the needs of disabled persons are met.
Please note - it is intended that all ground floor flats are to be fully disabled / wheelchair accessible, and all first floor flats are proposed to be ambulant disabled accessible.

Land contamination:

Although the site is Brown Field Commercial... the type of Commercial i.e. Social Club - is not associated with contamination issues and this linked to the fact that the site is currently predominantly hard landscaped, there is no foreseen risk of contamination to the site i.e. once the existing social club building has been removed and the site beneath exposed. Thus no contamination report has been submitted with this proposal.

Foul Water Connection:

The Applicant proposes that the proposed development be connected into the existing gravity sewer in Farm Road i.e. via the existing foul connection that the Social Club has.

Surface Water Connection:

The Applicant proposes that there is to be on-site attenuation, with run off at agricultural / Greenfield run off rates into the existing surface water gravity drainage system in Farm Road i.e. via the existing surface water connection that the Social Club has.

Conclusion:

This Design and Access Statement, supports the Full Plans Application" for the Approval to erect 9 No. 2 bedroom flats, along with their associated Access, Car Park, Bin Store & External Amenity Space on the site of the disused Farm Road Social Club

The ethos behind this application, seeks to make better use of the Application site whilst respecting and enhancing its location, context and the existing amenity enjoyed by the existing dwellings around the site.

The site is in a very sustainable location in terms of relationship to the built-up area, accessibility by public transport and proximity to services of Barnsley Metropolitan Borough and will thus help to deliver the spatial strategy for the borough.

Thus, in conclusion, the Applicant feels that this proposed development in this sustainable location is very acceptable and accords with the National and Local Planning Policies at all levels and therefore should be granted **"Full Planning Permission".**