

4 Dwellings, Margaret Road, DARFIELD

Design Brief

Synergy Housing Solutions, in partnership with Barnsley Metropolitan Borough Council, have identified a site at Margaret Road, Darfield to build 4 no houses for Family Social Rent comprising:-

4 no 3 Bedroom 4 Person Houses

The project has the full support of Barnsley Metropolitan Borough Councils Strategic Regeneration Housing & Development Team, as it will fulfil a need for social housing for rent in Darfield.

The dwellings are to be built in accordance with the "Code for Sustainable Homes", Level 3.

The Site

The site is currently open vacant ground, adjacent to existing houses, the previous housing having been demolished, making the whole site brownfield development land.

The site lies within a well established residential area, has easy access to local shops, community amenities, school, church etc. Public transport is available to Barnsley. The site is therefore ideally suitable for residential properties with all the necessary facilities available within a short walking distance.

Design Criteria

- a) Aspect
- b) Security / Surveillance
- c) Parking
- d) Private Space

a) Aspect

The site has open views with access from Margaret Road.

The scheme is for general needs housing. With this in mind, it is important that the occupiers have some sense of involvement in the community and that a scheme should evolve to incorporate this philosophy in terms of surveillance, private space and most importantly natural daylight to each property.

b) Security & Surveillance

The scheme is to comply with "Secure By Design" standards.

c) Parking

It is important that provision is made for on-site parking and that this parking is clearly defined, easily accessible and has some degree of surveillance as the majority of occupiers will have a car.

Parking standards are to be in accordance with the requirements of Barnsley Metropolitan Borough Councils Highways Department.

d) Private Space

Each property will have its own private space, not overlooked and will be secure by the provision of suitable fences and lockable gates, in accordance with "Secure by Design" requirements.

Design Layout

Having held preliminary discussions with Andrew Burton of Barnsley Metropolitan Borough Councils Planning Department, together with Barbara Wilson from Highways, a design emerged that encompassed their requirements, particularly parking.

The buildings being positioned to take into account the need for natural surveillance over public areas and private amenity spaces.

Landscaping

All the hard landscaped areas will be suitable for people with disabilities. Steps will be eliminated to avoid tripping, ramps will be incorporated to any changes in level that may be required to make the whole of the development easily and safety accessible.

Soft landscaping is to be provided. The number and species of plants and trees will be designed in accordance with an Ecological Eco-Homes Assessment, which will ensure that the new planting will be native and encourage wildlife. This will significantly increase the ecological value of the site when completed.

Appearance

The appearance of the majority of existing buildings, around the proposed development, are of little architectural merit. They are predominantly two storey houses with limited features.

The proposal is for two storey houses with small architectural features to enhance the overall character of the development within the financial constraints of the Governments Social Housing programme.

Access

The scheme has been designed on the principle that a disabled person will have full access to all properties on the project.

The internal layouts of all units on the ground floor are designed to be fully accessible for disabled people, in accordance with the requirements of the current Building Regulations.