DESIGN & ACCESS STATEMENT

Land off Aldham House Lane & Wortley Avenue

Barnsley

November 2014

CONTENTS

Introduction

The Site

Design Proposals

Sustainability

Access

INTRODUCTION

This document describes the thought processes, concept development and technical considerations associated with the production of proposals for the redevelopment of land off Aldham House Lane and Wortley Avenue.

The structure of the document is based on the guidance produced by CABE and the more recent South Yorkshire Residential Design Guide - January 2011. This document requires Design & Access Statements to demonstrate how the proposed development adheres to the principles of Building for Life.

The report is divided into the typical sections required for a Design & Access Statement, but in addition it includes a section on sustainability. At the beginning of each section the relevant Building for Life Criteria are noted in the grey box to aid understanding.

THE SITE AND ITS SURROUNDINGS

The proposed site is located approximately 4km to the north of Barnsley town centre and on the Aldham House Estate. The majority of the site is located off the west side of Aldham House Lane whilst a small area is situated off the east side of Wortley Avenue.

The site is currently grassed, but is understood to have been previously occupied by housing and garaging. The area also has a significant change in level running from south to north.

The site is bounded by predominantly two storey semi-detached dwellings from the original estate. To the south of the site on Aldham House Lane is a recently constructed three storey apartment block complex. The surrounding houses are of a traditional two storey semi-detached form, constructed with buff brick under pitched concrete tiled roof. They are set back from the highway with generous front gardens. Some of the houses have introduced a driveway to enable in curtilage parking. In addition, many of the units have replaced their boundary enclosure with a variety of fences and walls. Bounding the western edge of the site are the rear gardens of the existing units that face Wortley Avenue. These rear boundaries are defined by approximately 1.8m high timber fencing and flat roof brick outbuildings.



View of the site from Wortley Avenue



View of the site from Aldham House Lane



View of the adjacent 3 storey apartment complex



Aerial view of the site

DESIGN PROPOSALS

Use and Amount

Q4 Meeting local housing requirements
Does the development have a mix of housing types and tenures that suit local requirements?

The proposal provides 25 affordable units in an existing residential area close to existing facilities. The proposed mix of units is as follows:

10 no.	1b2p bungalow
10 no.	2b3p bungalow
5 no.	2b4p house

The site layout responds to the existing highway layout. All units are orientated to face onto the existing streets to provide natural surveillance and vitality to the streetscene. All plots accommodate off street parking within the front garden area. Within the rear gardens each unit is provided with a shed that is large enough to accommodate cycle storage. All rear gardens are enclosed to provide gated and secure private amenity space in accordance with Secured by Design principles.

Q1 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?

Q6 Working with the site and its context
Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Q7 Creating well defined streets and spaces
Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are the buildings designed to turn street corners well?

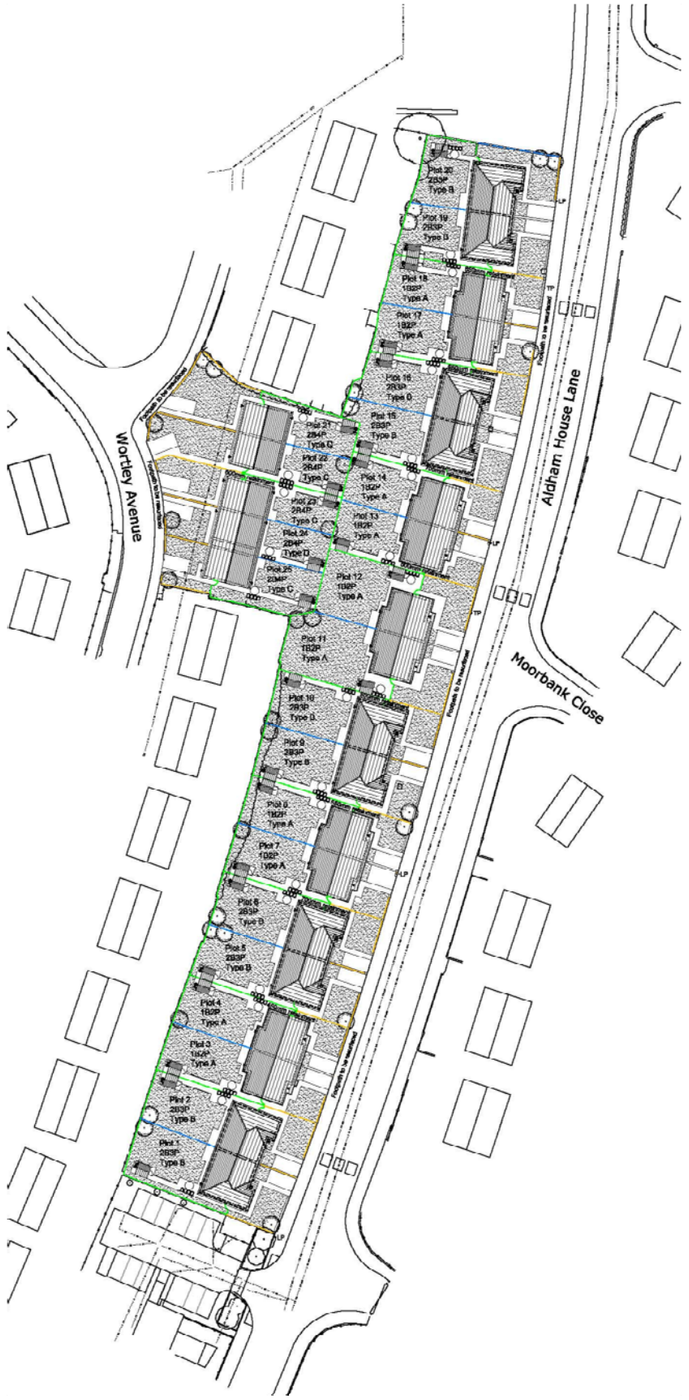
Q8 Easy to find your way around
Is the scheme designed to make it east to find your way around?

Q9 Streets for all
Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Q10 Car Parking
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Q11 Public and private spaces
Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Q12 External storage and amenity space
Is there adequate external storage space for bins and recycling as well as vehicles and cycles?



Proposed site layout

Scheme Design

Scale & Massing

Q1 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?

Q5 Character
Does the scheme create a place with a locally inspired or otherwise distinctive character?

Whilst the 5 houses are two storeys in height, the remaining 20 units are bungalows. In general the units are all semi-detached which also responds to the from the surrounding houses.

Appearance

Q5 Character
Does the scheme create a place with a locally inspired or otherwise distinctive character?

The properties are primarily constructed from a buff brick with elements of render under a pitched concrete tiled roof. Feature canopies above the entrance door and Juliette balconies to the first floor openings add relief to the façade. All the units have large window openings to maximise solar gain and daylight penetration.

Landscaping

Q6 Working with the site and its context
Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Q11 Public and private spaces
Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Soft landscaping is limited to the private garden areas of the individual units. Elements of shrub and tree planting will be provided to front garden areas and the rear gardens will be turfed. The garden sizes comply with the requirements as set out in the South Yorkshire Residential Design Guide. Hard landscaping will be limited to the driveways within the curtilage of the units. site.



Proposed Street view along Wortley Avenue



Proposed Street view along Aldham House Lane

Planning Context

The proposed site is located within an existing urban area that was previously occupied by housing. The development will provide 25 high quality Code for Sustainable Homes Level 3 semi-detached units. The density of the proposed scheme is 36 units per hectare. As a result the siting and orientation of proposed units have no impact on the amenity of the surrounding residents. In curtilage driveway parking is provided for all units, which accords with the current parking policy standards.

As a result it is considered that the layout form and design of the proposal accords with Policies CSP2, 3, 5, 14, 15, 25 & 29 of the Core Strategy.

SUSTAINABILITY

The dwellings have been designed to follow the “Passive Homes” principles of incorporating high levels of thermal insulation to floors, roof and walls (including thermally efficient windows and external door sets), improved air tightness utilizing “enhanced construction details” and controlled mechanical ventilation.

The following will be provided:

- Energy efficient SEDBUK A rated gas condensation boilers or similar,
- Landlord provided white good will be AAA rated and
- Low energy lighting will reduce both CO2 emissions and energy consumption.

The combination of these proposals is a very cost effective, low maintenance approach providing direct immediate benefits to the residents by creating homes that have low levels of heating, thus reducing energy consumption, CO2 emissions and fuel bills.

ACCESS

Access

Q1 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?

Q2 Facilities and Services
Does the development provide (or is it close to) community facilities such as shops, schools, workplaces, parks, play areas, pubs and cafes?

Q3 Public Transport
Does the scheme have good access to public transport to help reduce car dependency?

Q8 Easy to find your way around
Is the scheme designed to make it easy to find your way around?

Q9 Streets for all
Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Q10 Car Parking
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Aldham House Lane has a number of bus stops that provide access to local facilities. In addition, the A663 Barnsley Road lies to the east of the site. This is an arterial route and has a number of bus stops that provide convenient access to the employment, retail and leisure facilities within Barnsley town centre and beyond.

The proposed development utilises the existing highway infrastructure. The scheme provides in curtilage parking spaces for vehicles and access to the units will be level in accordance with Part M of the Building Regulations.