



Design and Access Statement

New Housing Development
Kenworthy Road, Worsbrough Common

November 2018



Introduction

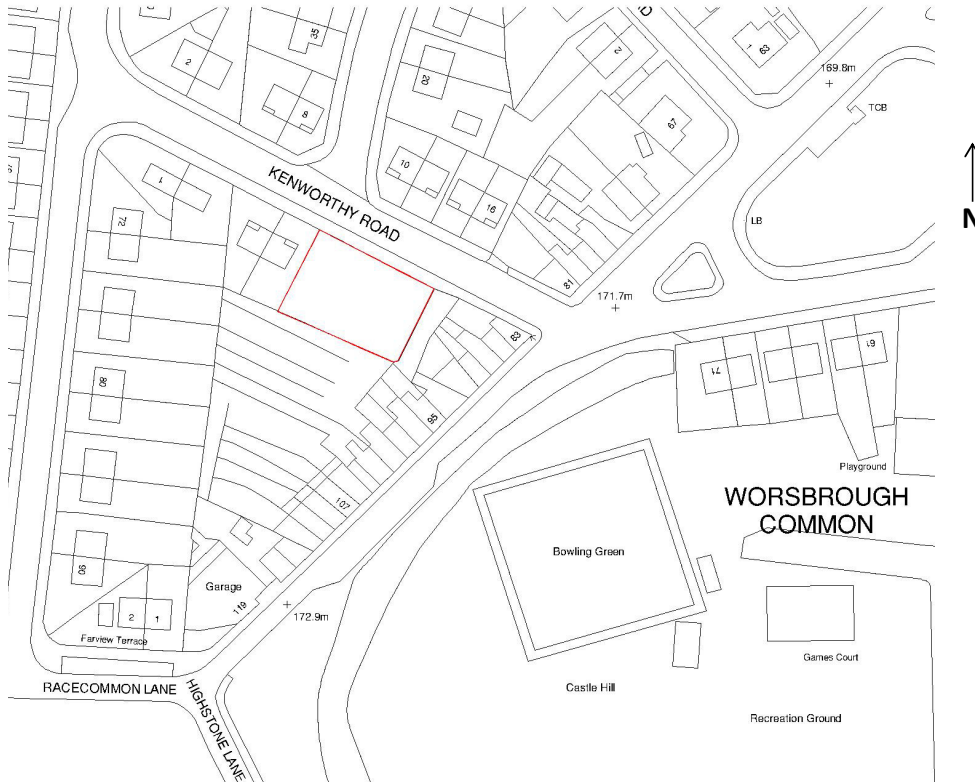
This design and access statement is intended to explain the rationale behind the design for the proposed development of a vacant plot into new residential dwellings.

The site is located at Kenworthy Road, Worsbrough Common.

This statement is intended to explain the proposed scheme and contains a written description with justification and is accompanied by a range of photographs, maps and drawings in order to illustrate this.

The statement includes site analysis, commentary on the use and quantum of development, an explanation of layout and scale, landscaping, illustrative external appearance and scale.

It is envisaged that as an infill development the proposed will add interest to the site and tidy up the local vernacular of the area while providing vitally needed housing stock to the local community.



Above: Site location plan



Above: Image from street 1



Above: Image from street 2



Above: Map of Worsbrough Common from 1924.

Context

The site is located to the south of Barnsley within the suburb of Worsbrough Common and is located close to Locke Park. Local shops are present within the vicinity, along with a local bus route into the town centre. Worsbrough Common is a conveniently located suburb with well established municipal green areas making it a very sought after residential area. The area is currently developed primarily with semi-detached and terrace properties with only a few sand alone properties.

Access

Kenworthy Road is a residential street with a mix of two storey semi-detached houses and bungalows set back from the road. Most of the existing properties have off street parking provision for at least one car. There is a dirt track beyond the western boundary accessed directly off Kenworth road, which provides rear access to properties off Highstone road. The new development will provide off street parking for two cars per dwelling and will be set back off Kenworthy road, roughly in line with the adjacent bungalows. These will be access directly off the road via new drop kerbs and an altered existing drop kerb.



Above: Photograph of existing site from Kenworthy Road

Site analysis



Key:

- Public Open Space
- Woodland Space
- School Site
- Local Shops
- Local Facilities
- Site Outline
- Primary Vehicular Routes

Site Features - NTS

Note numbers relate to photographic record



1. Public open space



2. Local shops on Highstone Rd.



3. Green space on Highstone Rd.



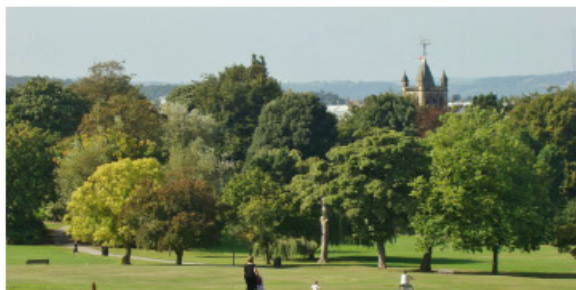
4. Access road to Worsbrough Common Primary School



5. Worsbrough Common Bowling Green & Recreation Ground



6. Access to Public Open Space off Race Common Ln



7. View of Locke Park



8. Public Open Space at California Crescent



9. ITC Resource Centre off Warren Quarry Ln.

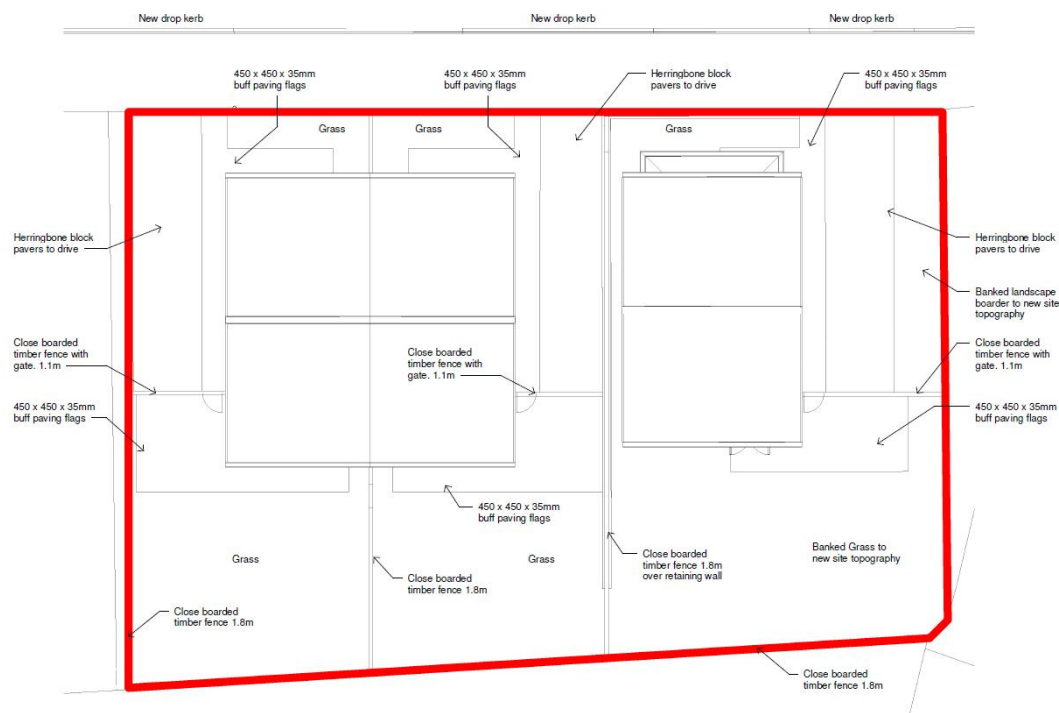
Proposals

The site layout aims to maximise the number of properties on the site whilst remaining sympathetic to the surrounding street scene. These have been positioned to roughly line through with the adjacent bungalows with similar brick and art stone head details to windows and doors. Above ground floor the frontage will have off white feature render band in which to give interest to its visual appearance.

The boundary across the front will have black metal ball top fencing to allow for the existing street scene to remain open, rather than enclose this as elsewhere on the street. Driveways will remain open to increase the level of openness and visibility.

The properties will be set in grounds with a small front garden and a rear patio area. Between the two blocks there will be a small dwarf wall to allow for the site levels to be better suited for the properties. The remaining of the site gradient will be contoured up to the rear. The boundaries of the site and between dwellings will have new close board timber fencing with gravel boards up to 1.8m. This will replace the metal palisade fencing that currently encloses the site.

The front gardens will be turfed with small areas of planting containing low maintenance shrubs. paving flags will form the front access path in a similar colour and texture to the art stone heads and cills. Each drive which will be surfaced in red herringbone block paving, which will gently slope towards the roadside which will be terminated in a slot drain. Metal ball top fences will be used to separate the front boundaries of the development, which will further help to keep the front street scene open and visible from the roadside.



Above: Proposed site plan extract showing site layout



Above: Satellite image of Worsbrough Common



Proposed Use

The site previously hosted 2 properties of a similar foot print, these structures have since been demolished and the site represents a significant break in the building line of the street. By utilizing this site we aim to bring new life to the existing street scene.

The proposed development consists of 3no. new residential dwellings composed of 2no. 2 bed semi-detached properties and a single 3 bed detached property.

Access/Footpaths

The site is currently served by Kenworthy road and no new highways are proposed as part of the development. An existing telegraph pole is located half way across the front of the site and is to be maintained in its current location.

Public Transport

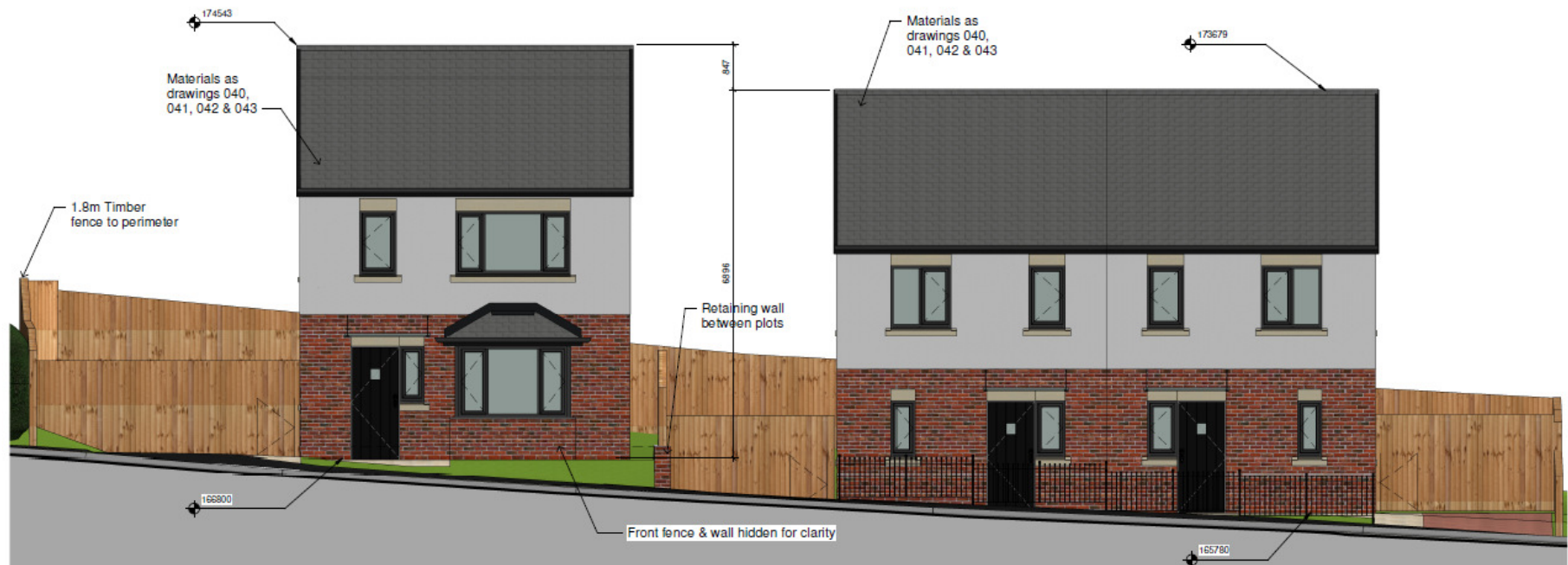
The number 44 bus stop is located outside the plot on Kenworthy Road and a further two bus stops for the 43 and 44 bus routes are located on Highstone Rd. These give convenient access to Barnsley Interchange and connecting bus and rail services.

Appearance

The elevation treatment is a contemporary take on a traditional material pallet, using red facing brickwork similar to that within the area and render with grey double glazed casement windows utilizing art stone heads and cills. We are proposing glazed entrance canopies and interlocking grey roof tiles. The garden retaining wall to the rear is out of sight to the public but is proposed to be faced in brickwork to match the development.

Scale

Although the proposed semi-detached properties are unavoidably set higher than the adjacent bungalow on Kenworthy road the scale of the development overall creates a smooth transition from the dominating terrace properties on the corner of Highstone Road and Kenworthy Road, through the proposed site, down to the bungalow.





Above: Site location plan

Conclusion

The in fill development will provide a positive contribution to the wider regeneration of the area. It will improve the context to adjacent properties, providing a smooth visual transition in ridge height from the properties on Highstone Road and the adjacent properties on Kenworthy Road, whilst adding new visual interest to the area. The properties help increase the current housing portfolio and alleviate the shortage of properties of this type within the local area of Kenworthy Rd.