DESIGN and ACCESS STATEMENT

HOYLAND FOX
MILLHOUSE GREEN

CALA
HOMES

09-007 / 4.01

22/02/2009

1. Use and Amount

1.1 The overall approved application site comprises an area of approx. 6.9ha and is located within the settlement of Millhouse green. The former Hoyland Fox umbrella works industrial site has been cleared and remediated and is currently being developed in line with outline approval ref: 2005/1854 and reserved matters ref. 2006/1525 for the erection of 141 No. dwellings.



Figure 1: Existing Site Aerial Photograph – pre development

1.2 The current proposal maintains residential use and seeks to replan an area of the development following continued monitoring of public demand.

1.3 The proposed area for re-plan has 45 No. detached houses and 6 No. terrace units. With reference to paragraph 20 of PPS 3 the mix of units proposed will be greater to contribute to the creation of a mixed community with a balanced proportion of dwelling types. The replan area proposes a range of 53 No. detached properties of an increased variety in unit size with the remainder of the site containing terrace, town house and detached properties as approved contributing to a mix of dwelling types.

1.4 PPPS 3 recommends that 30 dwellings per hectare should be used as an indicative minimum, with reference to local character. The replan zone in isolation achieves a net density of 27 dwellings per hectare which relates well to the surrounding context.

2. Layout

2.1 The approved scheme was developed through consultation with Barnsley Metropolitan Borough Council and consideration of relevant Policy to establish residential use.

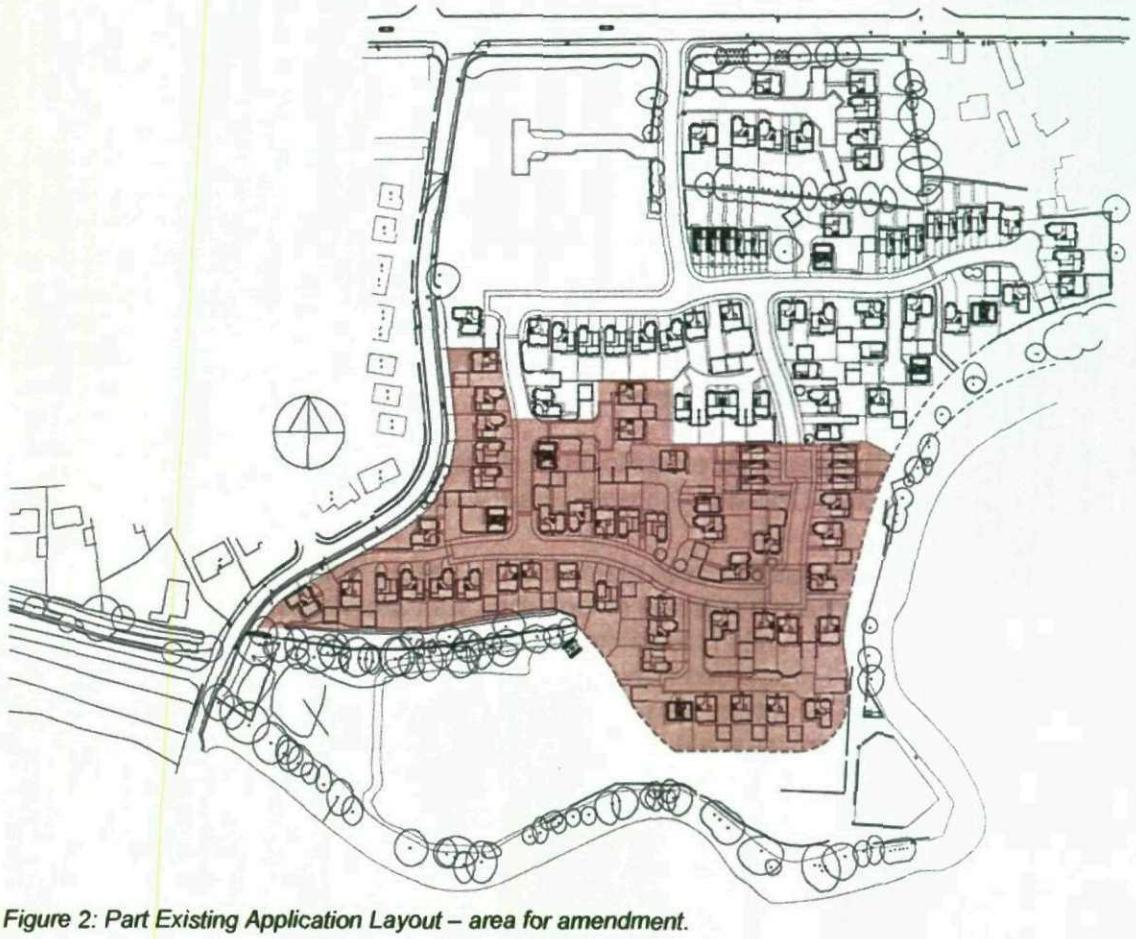


Figure 2: Part Existing Application Layout – area for amendment.

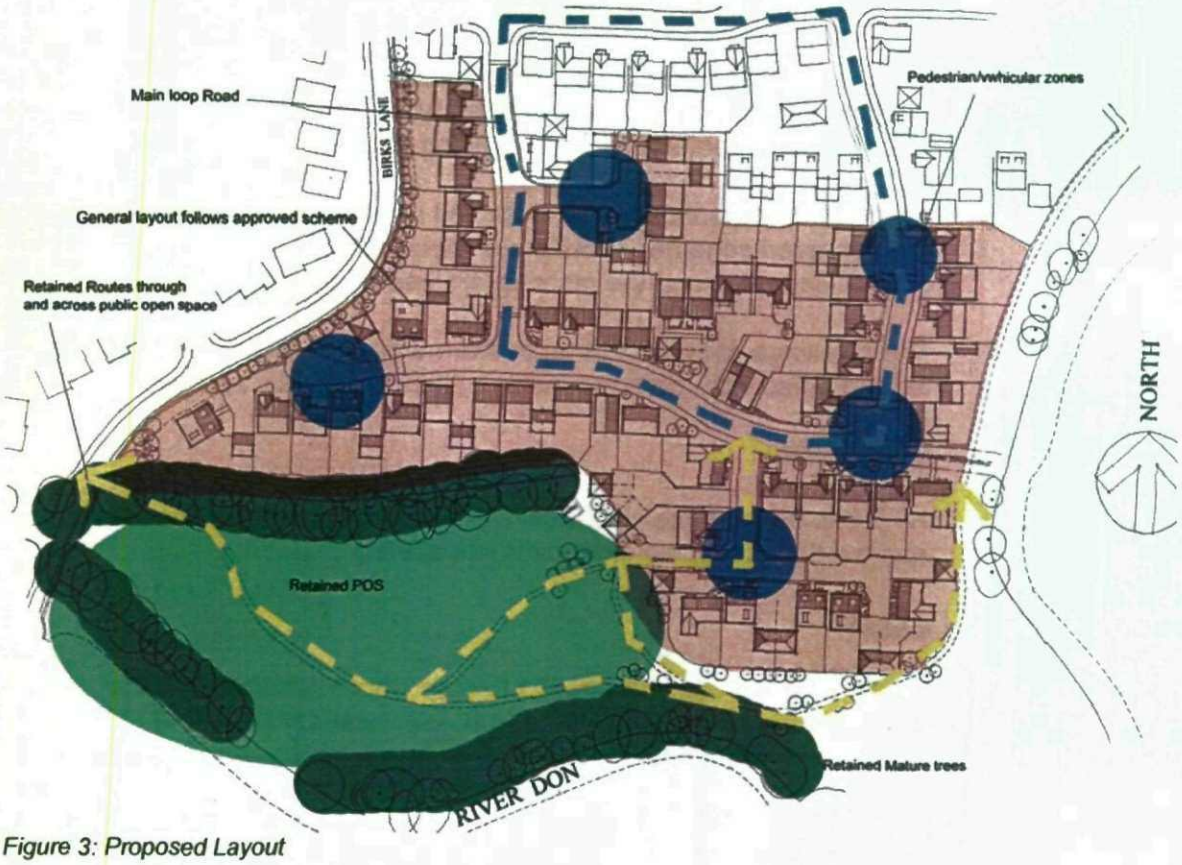


Figure 3: Proposed Layout

2.2 The approved layout was considered satisfactory and on the whole complied with space about dwellings.

2.3 The only vehicular access to the site was off Manchester Road. A looped internal road layout was therefore designed to utilize the main access and prevent the need for an access onto Birks Lane. The road hierarchy within the scheme provided a traditional estate road with access ways serving a minimum number of 24 units. These areas are to be shared pedestrian / vehicular zones where both users can be accommodated safely. The use of ramps and varying surfaces and highways squares all provide interest and character to the scheme.

2.4 Public open space was located at the southern end of the site bordering onto the River Don with footpaths created through the open space.

2.5 The proposed re-plan maintains the design ethos of the approved scheme. The highways strategy of loop road with shared pedestrian / vehicular zones residential units follows the approved layout pattern. Recently constructed terraced properties within the northern part of the site are outside the replan zone. The replan consists of a wide range of detached properties which are all of a similar scale and density of the consent. Public open space, informal recreation and footpaths accessible from the development are all adhered to as the original application. *Figure 2* and *Figure 3* for layout comparison.

3. Scale and Appearance

3.1 The area surrounding the site is characterised by a variety of housing types. Along Birks Avenue there are mainly bungalows whilst on Manchester Road there are mix of terrace rows and larger detached properties.

3.2 It was considered that the approved scheme had provided a number of dwelling types and interspersed them within the street scene, preventing a monotonous street scene and providing interest.

3.3 As previously mentioned the proposed re-plan maintains the design ethos of the approved scheme. A mixture of dwelling types will be used with projecting gables, canopies and the planting of trees all adding visual interest.

3.4 The dwellings will be constructed from a mixture of brickwork and cast stone to harmonise with the surroundings all as previously approved.

4. Landscape

4.1 All public open space allocation within the approved application remains. The approved landscaping strategy is not altered.

5. Access

5.1 By allowing the accommodation to step where possible with the site it is possible to achieve compliance with Approved Document M of the Building regulations which ensures that buildings are accessible and useable regardless of disability, age or gender. All properties are entered via a level access and in the main from a main street or frontage.