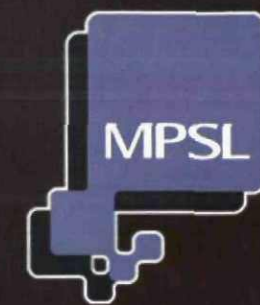


# Proposed Full Planning Application for a 84 no. Unit Residential Development

*New Lodge, Barnsley*



planning  
& design

## *Design and Access Statement*

*Ref: 11012 : DA001 Date: August 2011*



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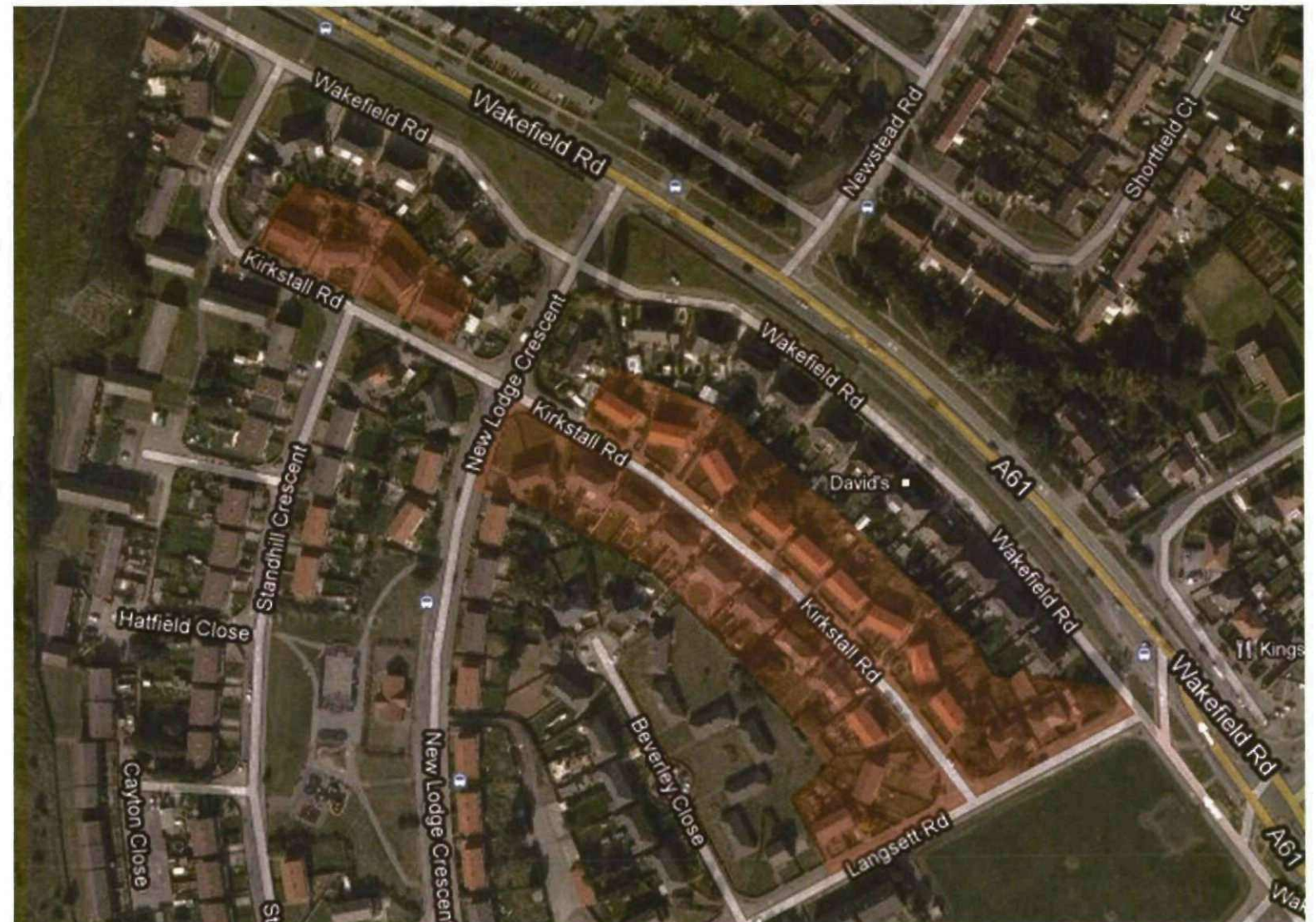
13.0 Conclusion

## 1.0 Foreword

This Design and Access Statement has been prepared on behalf of Keepmoat Homes Limited to accompany a full planning application for the creation of 84no. Residential Units with associated car parking and landscaping on approximately 1.00 hectares of land at New Lodge, Kirkstall Road, Barnsley.

The format of this report is principally derived from several sources including section 3 of Circular 01/2006 "Guidance on Changes to the Development Control System" which became effective on 10<sup>th</sup> August 2006, the advisory document "Design and Access Statements" published in 2006 by the Commission for Architecture and the Built Environment (CABE).

The required components of a design and access statement; Use, Amount, Layout, Scale, Landscaping & Appearance are provided in individual sections with other components such as context, which are also referred to. Throughout these sections reference is also made to material considerations which have influenced design and proposed use.



## 2.0 Development Overview & Use

As noted within the foreword, this document has been prepared to support a full planning application for the creation of 84no.units with associated car parking, highways and landscaping on 1.00 hectares of land at New Lodge, Kirkstall Road Barnsley.

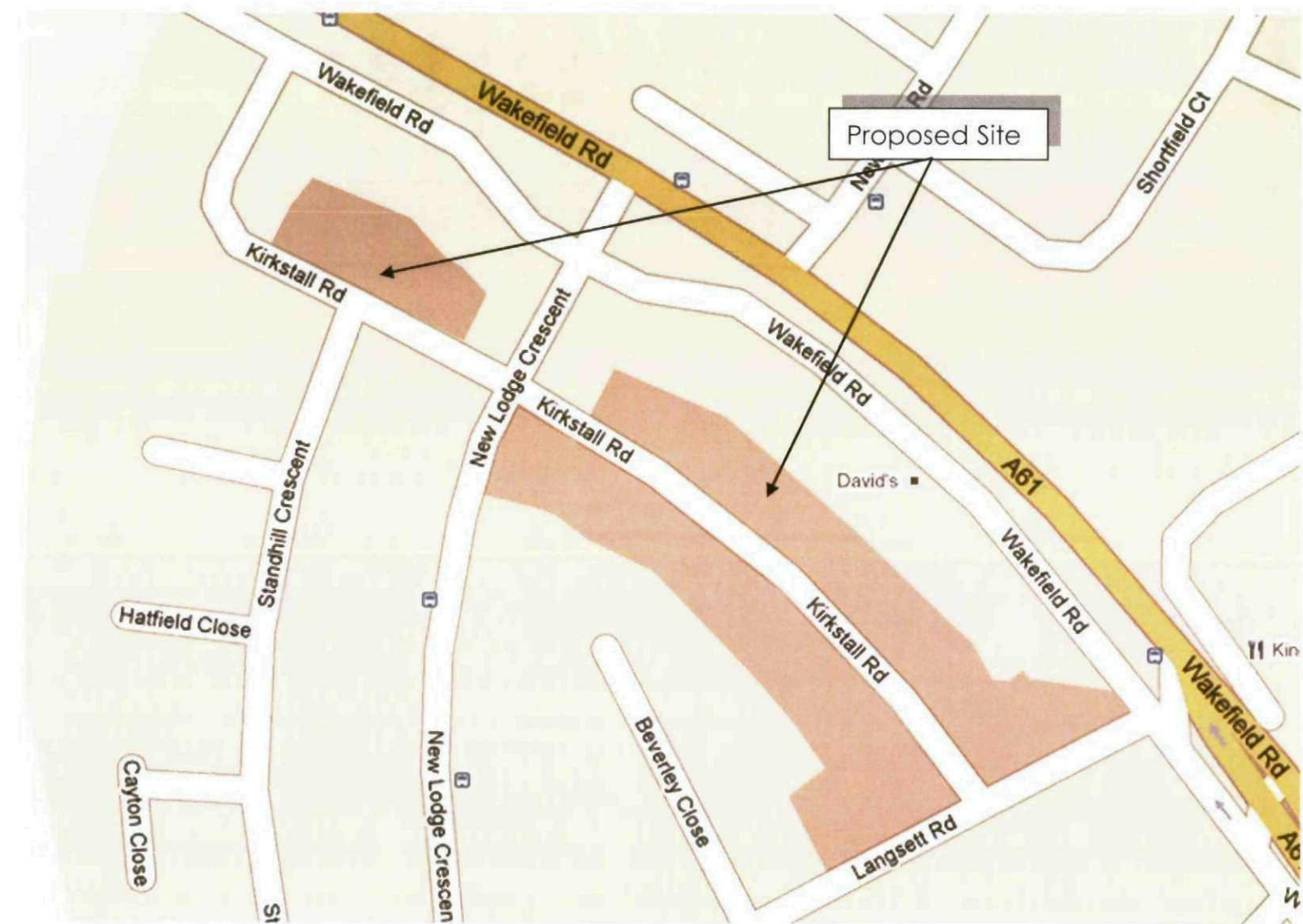
The site is within a residential area, previously sited residential dwellings which have been demolished with the exception of 2no. properties (6 & 8 Kirkstall Road).

The site consists of cleared parcels of residential land located to the north and south of Kirkstall Road.

This application seeks approval for a comprehensive development, which respects existing build lines of the surrounding properties and complements the surrounding area.

Presented as a full planning application, this proposal has been the subject of significant design time and a thorough consideration of both planning policy and the economic realities of the site, to ensure the development produces an effective, efficient and attractive new area of townscape.

Therefore we propose to redevelop this area to provide much needed family residential dwellings in mews, semi-detached and detached styles. The external appearance of the house types is of a traditional form, with contemporary detailing.



## 3.0 Context & Design Process

### 3.1 Context of the Wider Area

The proposed development site has an area of 1.00 ha and is situated on the north and south side of Kirkstall Road, approximately 2.4m to the south of the Barnsley center.

The sites boundaries consist of residential properties, an open area of green land is also located to the south east.

The site is situated in close proximity to a number of amenities, which include a post office and local co-operative located approximately 0.5m to the east of the development site.

Barnsley Rail station is also located approximately 2.3m to the south.

The site is also on a primary bus and cycle route, providing alternative means of transportation.



3.2 Context & Design Process - Overhead of Immediate Area



- Key:
-  Proposed Development Site (Red Edged)
  -  Primary Route & Bus Route Wakefield Road
  -  Secondary Roads surrounding the site
  -  Local Bus Stops
  -  Open green land
  -  Residential
  -  Roundhouse Lifelong learning Centre
  -  Commerical

### 3.3 Context & Design Process - Photographic Study



1. Northern view of now demolished properties along Kirkstall Road.



2. Northern view along Kirkstall Road.



3. Southern view along Kirkstall Road showing properties which are now demolished.



Southern view along Langsett Road showing properties which are now demolished.



Locations.



View of proposed development site off Kirkstall Road.

### 3.4 Context & Design Process – Existing Character Area Residential Properties

The surrounding area represents a range of medium density residential units.



#### Local Materials

1. Properties predominately incorporate red brick, along with a mixture of render and cladding.
2. Concrete tile roofs predominantly presented in a hipped form.
3. Roofs present overhanging eaves, and are grey or red in colour.
4. PVCu doors on modern properties or timber on older ones.
5. Windows are in a simple plain casement form and are constructed from PVCu.
6. Rainwater goods typically black or white.
7. Properties incorporate a soldier brick head detail, or a simple concrete lintel.
8. Some properties incorporate a door canopy, others incorporate a simple concrete canopy.



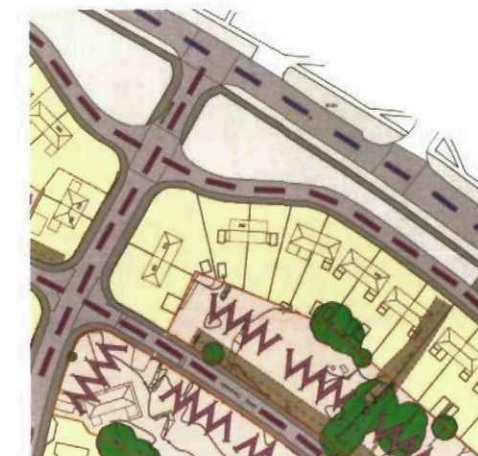
### 3.5 Context & Design Process - Site Constraints and Opportunities

The following development opportunities and constraints plan (see section 3.7) denotes features to be taken into account when designing the new development.

The design team have reviewed all the constraints and opportunities presented by this site and developed a striking design, which will considerably enhance this Urban Regen area of Burnley.

#### 2. Existing Road Structure

The scheme has to consider the existing road structure, and properties should front onto this road.



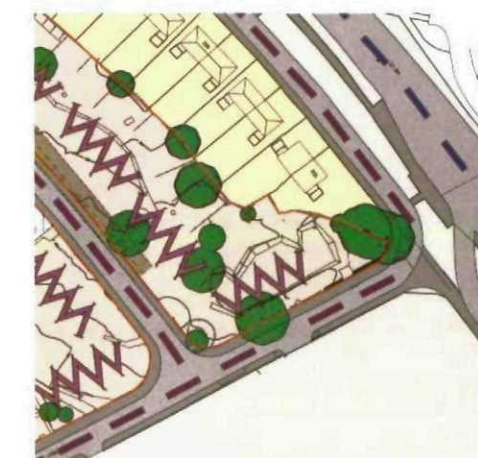
#### 3. Existing sewer and easements

The scheme should consider the existing sewer and easements.



#### 4. Existing Trees

The existing trees should be retained where possible.



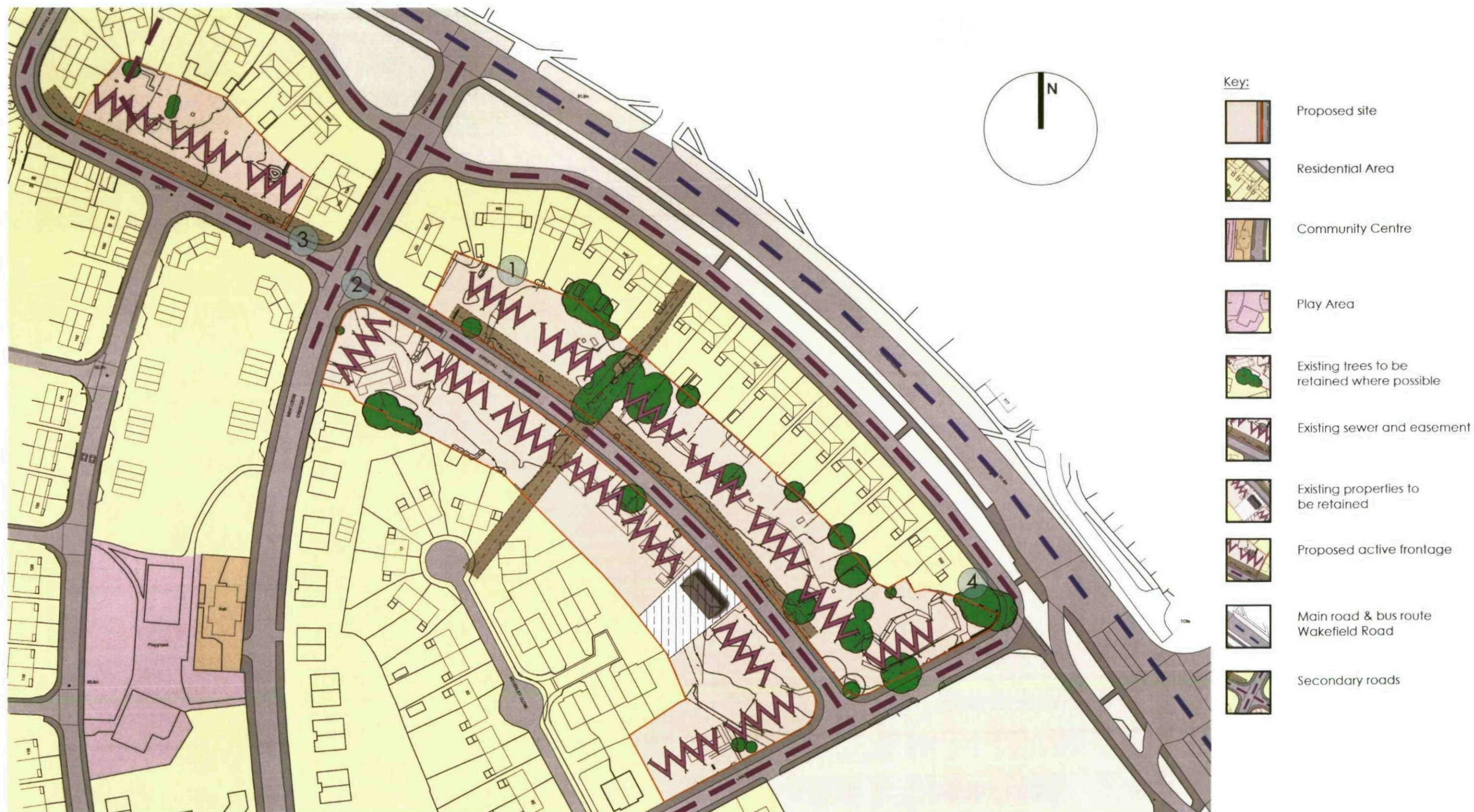
### 3.6 Context & Design Process - Site Constraints Explained

#### 1. Existing properties being retained

The scheme should consider the required aspect distances to the existing properties.



## 3.7 Context &amp; Design Process - Key Development Opportunities and Constraints Plan



## 4.0 Amount

The amount of development on a site is derived from two allied but discrete considerations; the level of built footprint in relation to site area and the density of development as defined within Planning Policy Statement 3; *Housing*.

Taking the issue of built footprint first: the total gross site area extends to approximately 1.00 hectares (2.49 acres). This gross area accommodates a proposed built footprint of approximately 0.61 ha with the remainder of the area (0.39 ha) being taken by the existing road structure, private gardens, footpath routes, tree planting and parking.

In this regard the built form presents a legible addition to the existing townscape.

This site is highly sustainable as it is close to public transport facilities, for example the site is close to a main bus route (Wakefield Road), local amenities in recreation, shopping, local schools and employment.

At 84 dwellings, this proposal provides a gross residential density of 48 dwellings per hectare which maintains the built grain of the surrounding residential area.

## 4.1 Schedule of Accommodation

| Schedule Of Accommodation |                       |             |       |
|---------------------------|-----------------------|-------------|-------|
| House Type                |                       | Size        | No.   |
| 665                       | 2 Bed Semi / Terrace  | 665 SqFt    | 25No. |
| 763                       | 3 Bed Semi / Terrace  | 763 SqFt    | 38No. |
| 828                       | 3 Bed Detached / Semi | 828 SqFt    | 6No.  |
| 843                       | 3 Bed Detached        | 843 SqFt    | 1No.  |
| 1011                      | 3 Bed Detached        | 1011 SqFt   | 12No. |
| 1179                      | 3 Bed Bungalow        | 1179 SqFt   | 2No.  |
| Total                     |                       | 66,980 sqft | 84No  |

The amount of housing applied for is demonstrated within the supporting documents to be a suitable amount for this location, and is therefore a suitable use of the land.

The adjacent schedule shows the mix of housing which our layout accommodates.

From recent client experience and marketing advice from local estate agents who have detailed knowledge of the local area, the need for 2 & 3 bedroomed family housing in this location was identified, and as such the amount is a result of the layout design which in turn responds to the constraints and opportunities detailed elsewhere in this document.

A full suite of house types has been designed for this development, which meets the marketing brief.

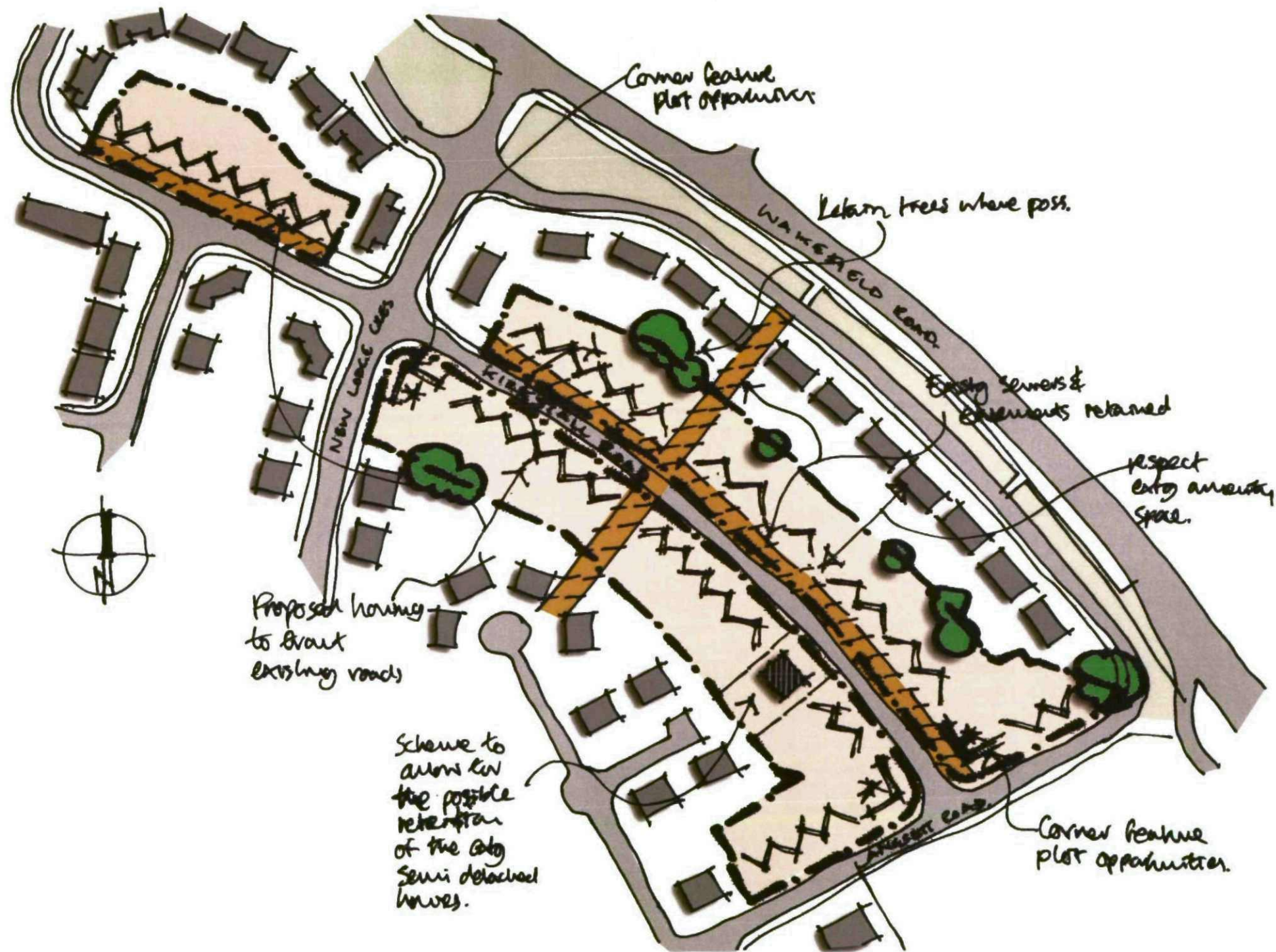
Furthermore the existing character areas have also influenced the amount, in terms of the housing density.

## 5.0 Proposed Layout

Layout and scale are the principle macro-design characteristics of a development establishing the underlying structure of form, the siting and massing of buildings and the placement and extent of spaces and routes. The first stage in considering a layout is to understand the context of the site. From initial schematics, draft layouts were produced to enable these macro principles to be refined at a more detailed level with built, open and movement areas more clearly determined. The following text and imagery illustrates the design rationale for the proposal.

This section of the document, together with the document as a whole, demonstrates how the design considerations have been implemented.

The key layout considerations are numbered and can be viewed in section 5.1 'Proposed Site Layout'.



Initial sketch scheme

## 5.0 Proposed Layout Cont....

The image overleaf indicates the proposed site layout design. The layout is annotated with the key characteristics which are a resultant of the design review of the constraints and opportunities and the concept decision.

The layout on the next page again shows this at a larger scale. Key characteristics are as follow;

1.

The proposed scheme incorporates site frontage onto Kirkstall Road.



2.

The scheme ensures that the proposed properties are designed around the existing sewer, and that the required easements are provided.



3.

The proposed arrangements of the houses respects the orientation of adjacent housing and maintains build lines where possible.



4.

The scheme utilizes the existing road structure.



5.

The proposed units are sited in semi-detached format, reflecting the surrounding area. In curtilage parking is proposed either to the side or the front of the property.



6.

The scheme provided minimum rear gardens of 60m<sup>2</sup> for 3 bed units and 50m<sup>2</sup> for 2 bed units where possible.



7.

The scheme incorporates a low wall and railing detail to New Lodge Crescent and Langsett Road.



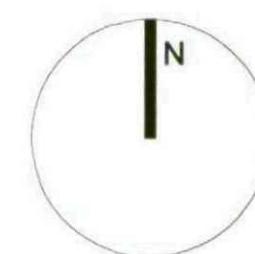
## 5.1 Proposed Layout



### Key:

-  Denotes existing trees to be retained
-  Denotes proposed tree planting
-  Denotes existing sewers & easements
-  Denotes proposed dwarf wall to front boundary plots
-  1.8m high close boarded fence
-  1.5m high Plot divisional Fence
-  0.9m high Plot divisional Fence

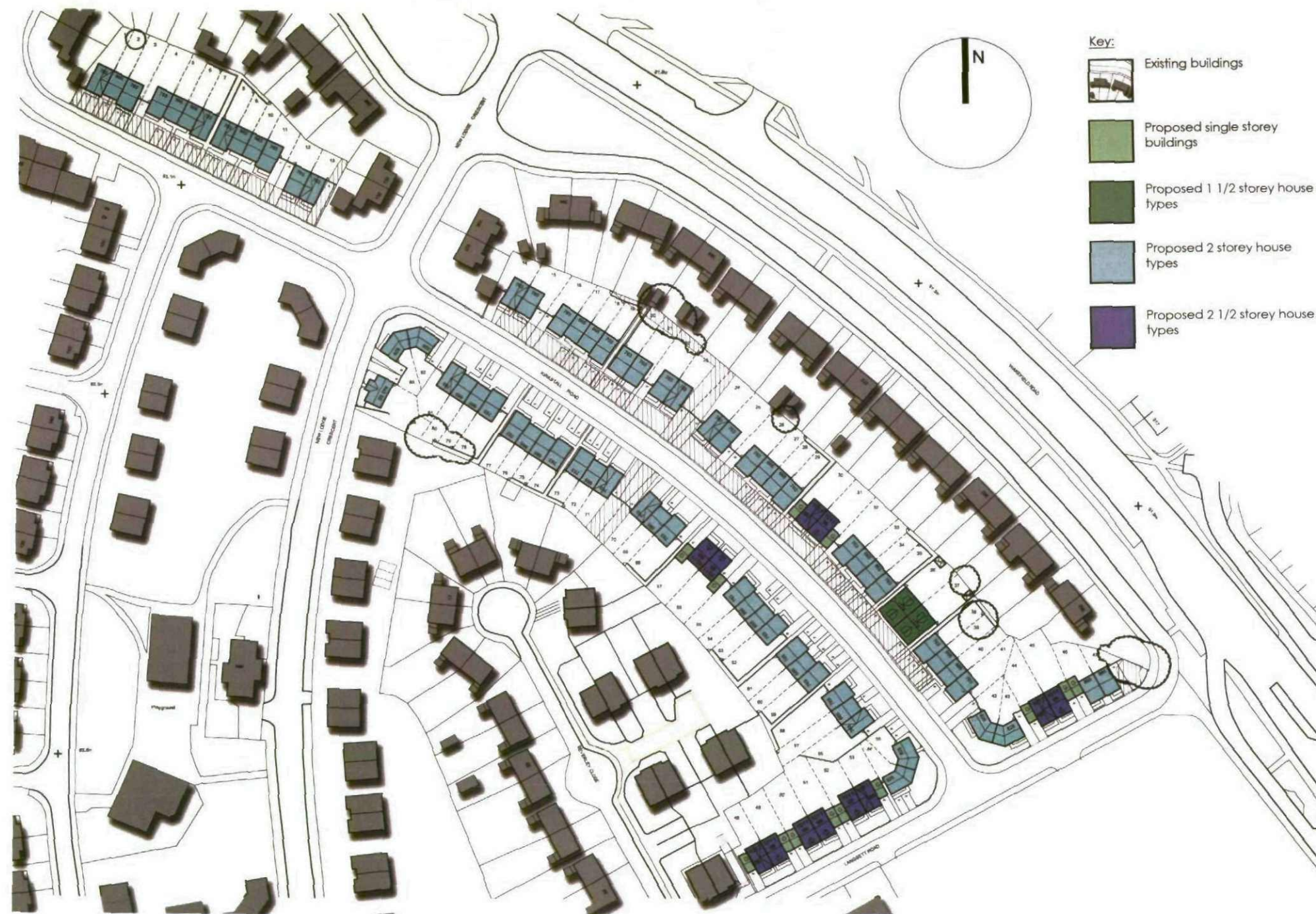
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| 1011                      | 3 Bed Detached        | 1011 SqFt          | 12No.       |
| 1179                      | 3 Bed Bungalow        | 1179 SqFt          | 2No.        |
| <b>Total</b>              |                       | <b>66,980 sqft</b> | <b>84No</b> |
| <b>Site Area</b>          |                       |                    |             |
| 2.49 A                    |                       |                    |             |
| 1.00 Ha                   |                       |                    |             |



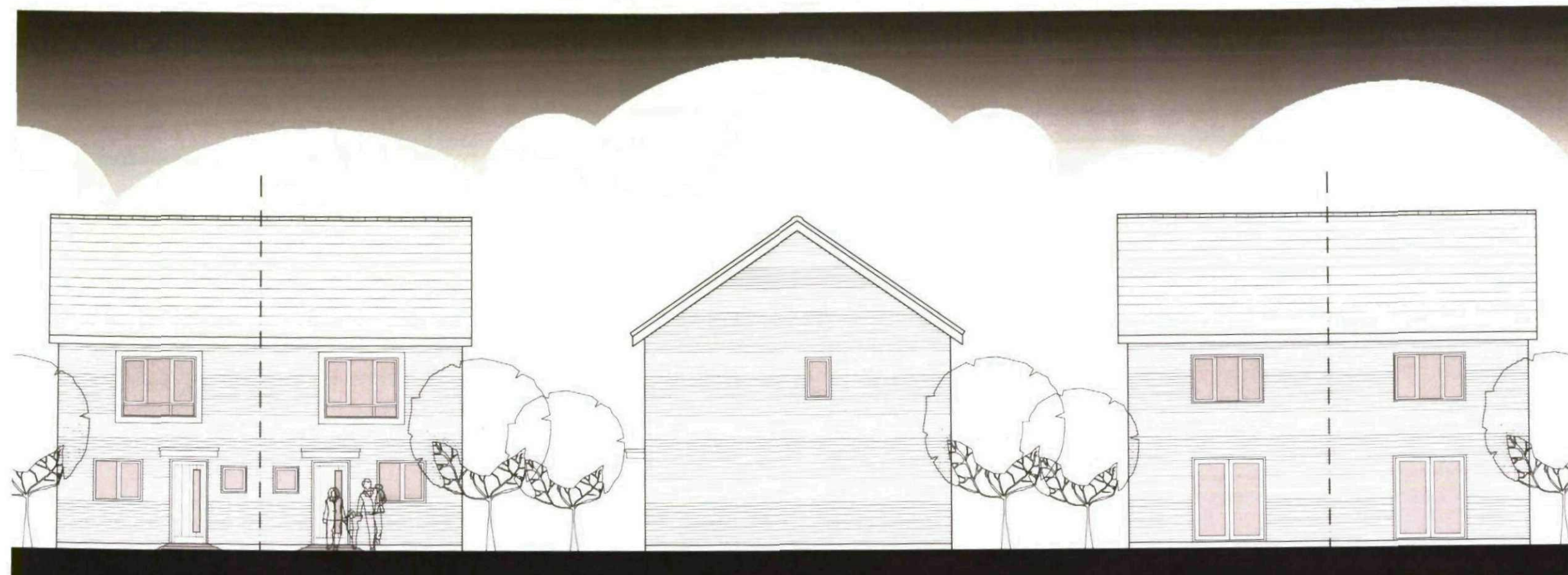
## 6.0 Scale Parameters

As the proposal is for a residential development, the scale and massing of buildings should take reference from surrounding buildings of traditional residential scale.

The proposed layout indicates house types which are traditional in scale and are predominantly 2 storeys in height with addition of some 2 1/2 storeys units creating interest.



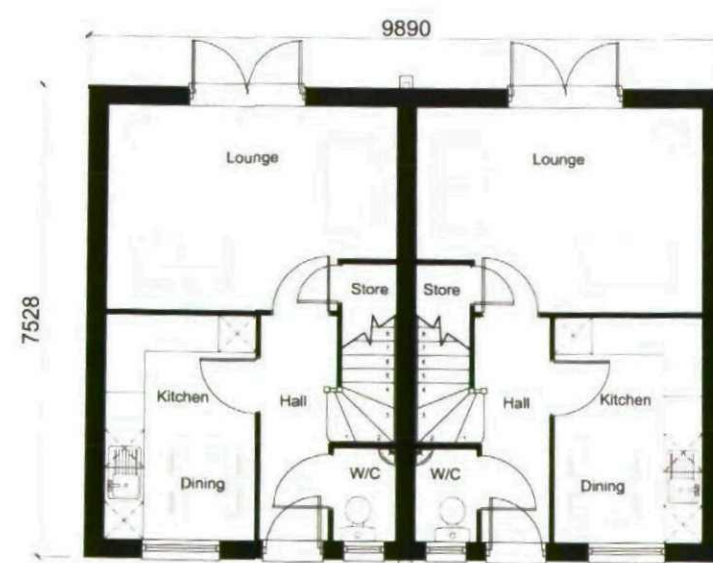
## 6.1 Scale Parameters – Proposed House Type 665



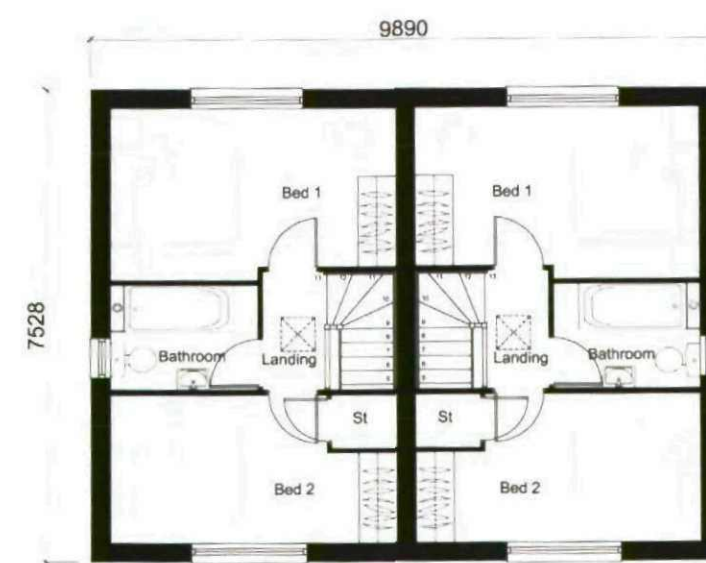
Front Elevation

Side Elevation

Rear Elevation

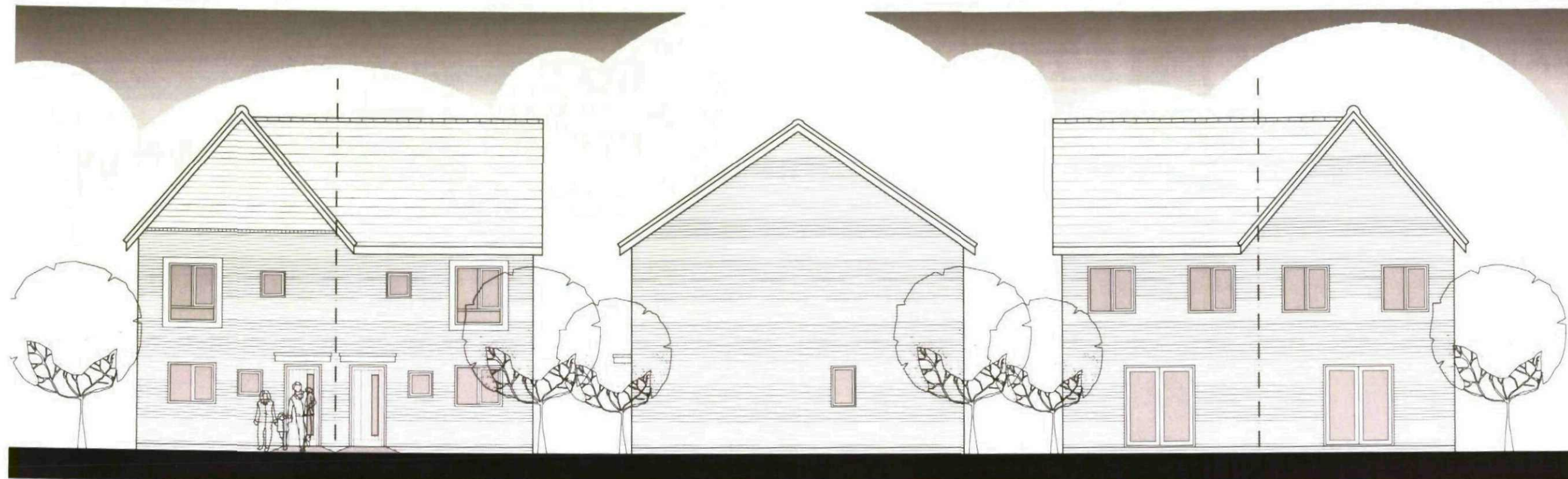


Ground Floor Plan



First Floor Plan

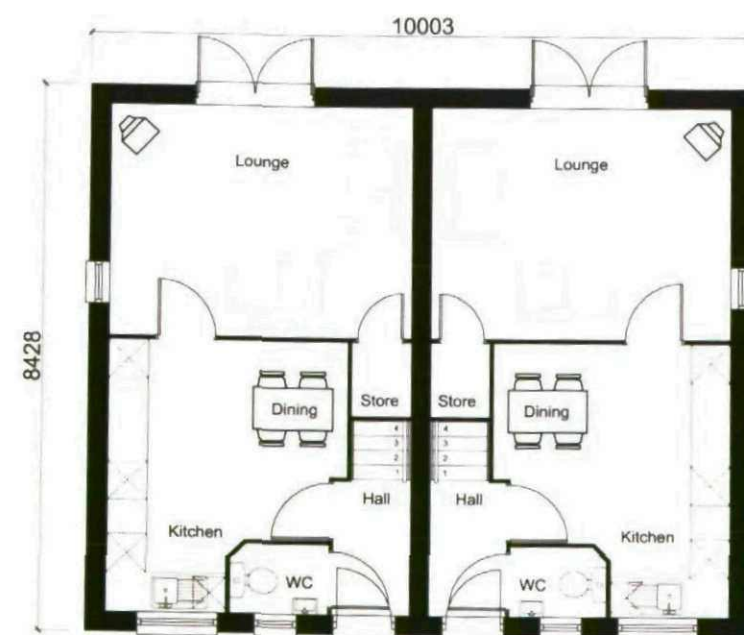
## 6.2 Scale Parameters – Proposed House Type 763



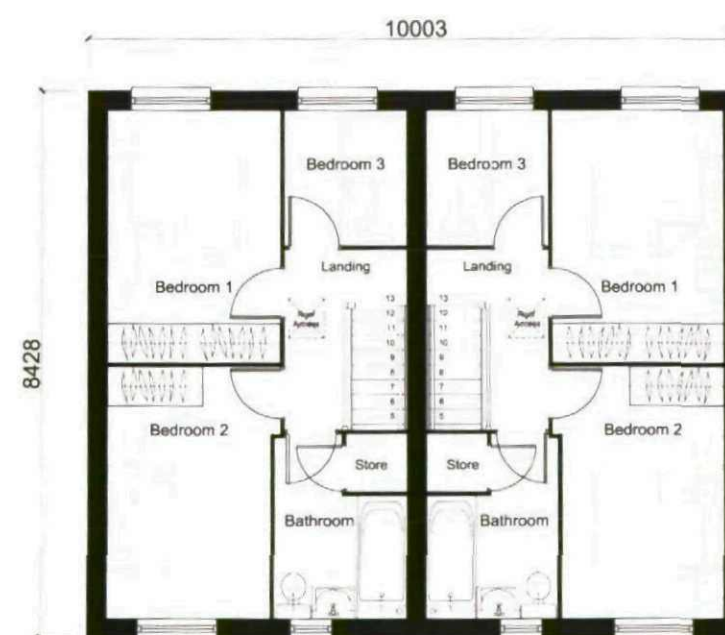
Front Elevation

Side Elevation

Rear Elevation

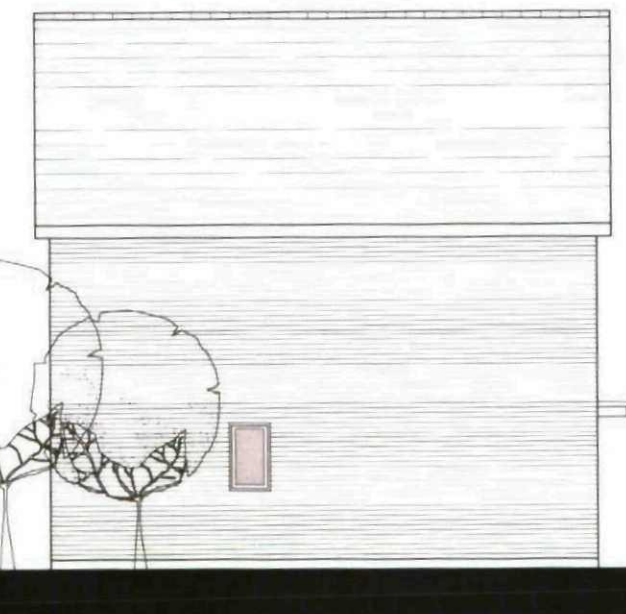


Ground Floor Plan

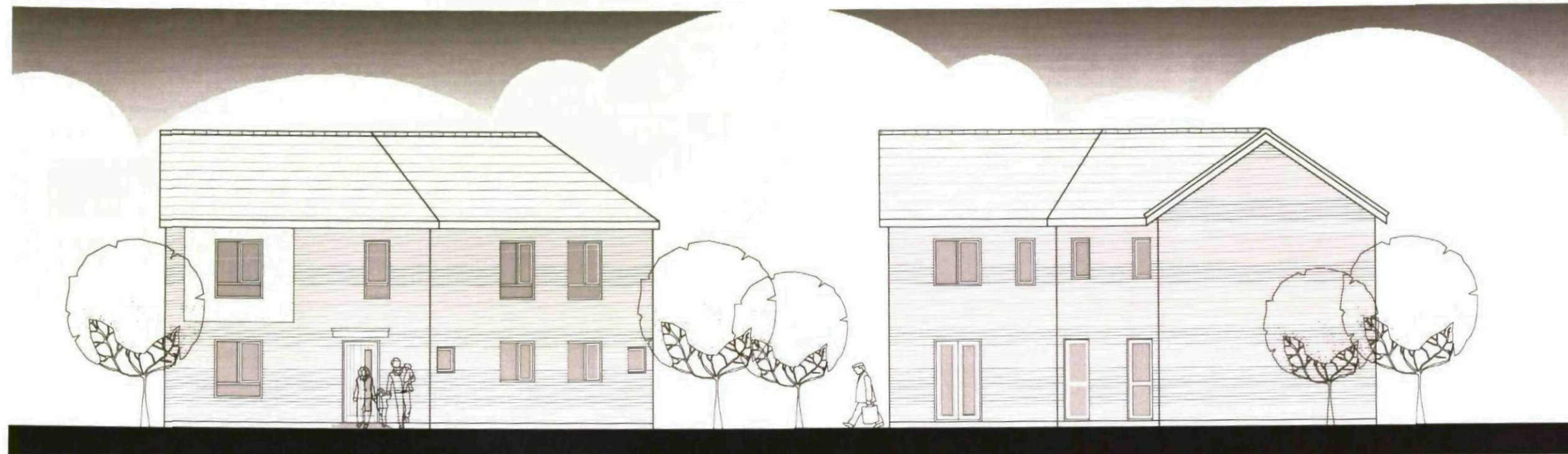


First Floor Plan

Side Elevation

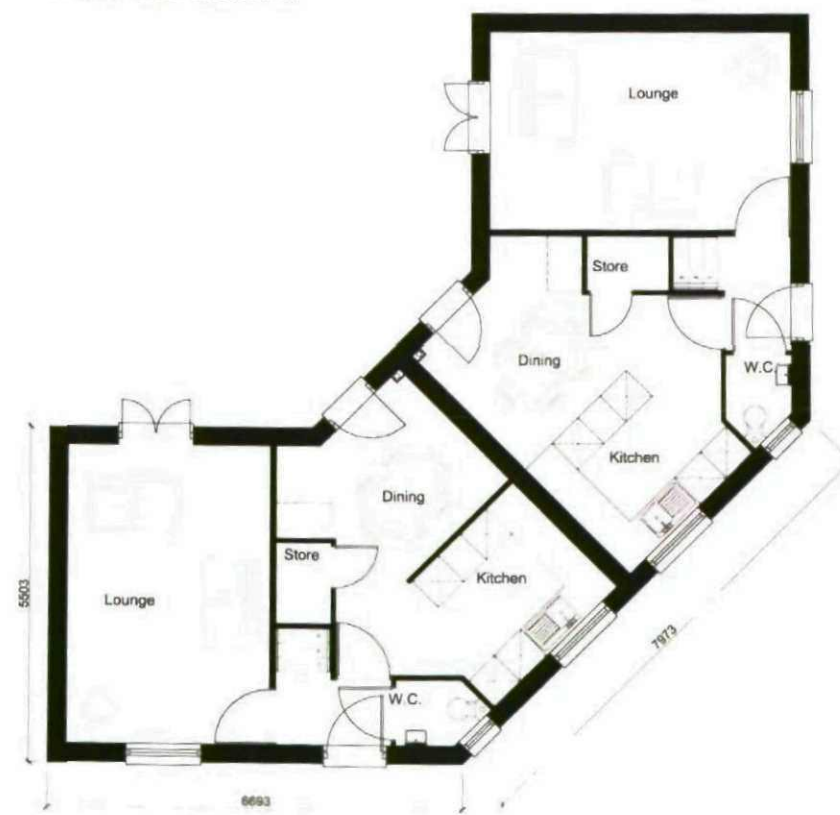


### 6.3 Scale Parameters – Proposed House Type 828

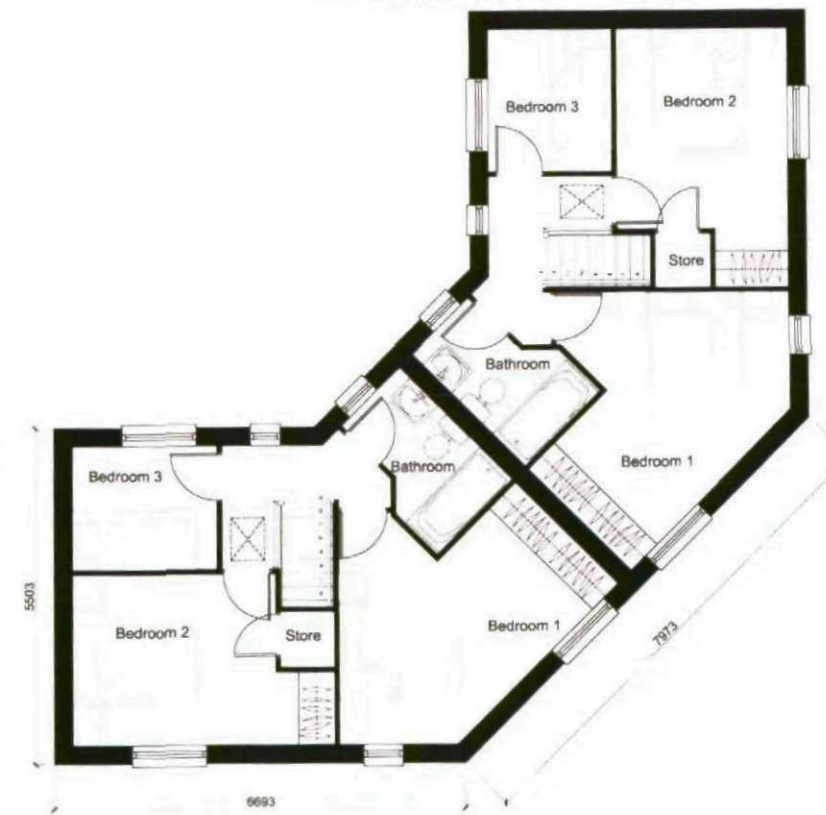


Front / Side Elevation

Rear / Side Elevation

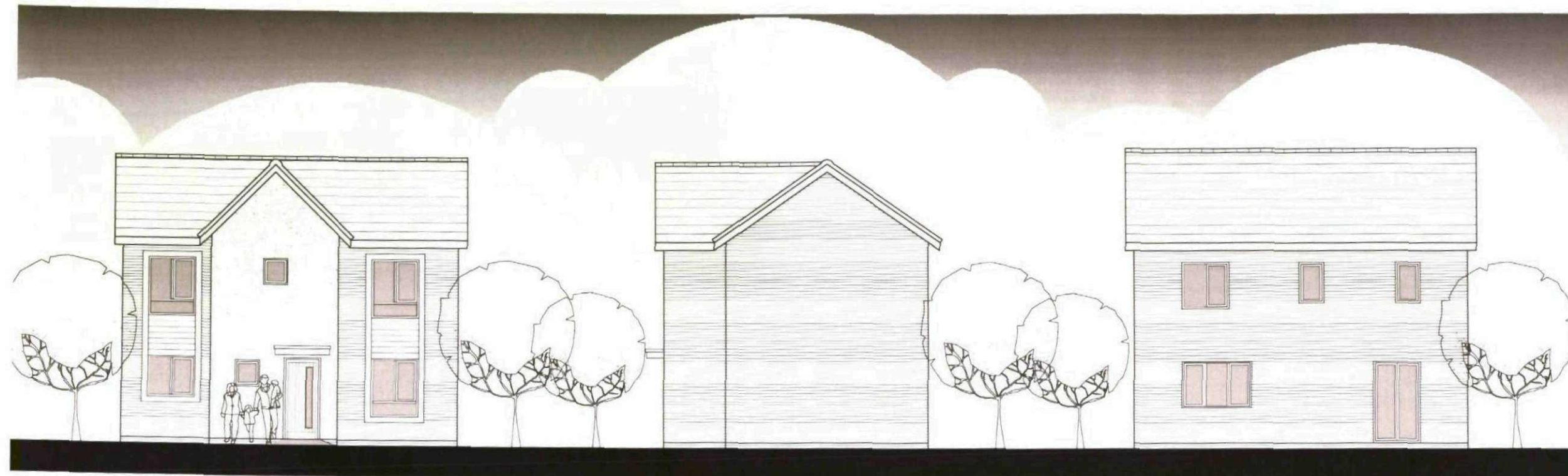


Ground Floor Plan



First Floor Plan

## 6.4 Scale Parameters – Proposed House Type 844



Front Elevation

Side Elevation

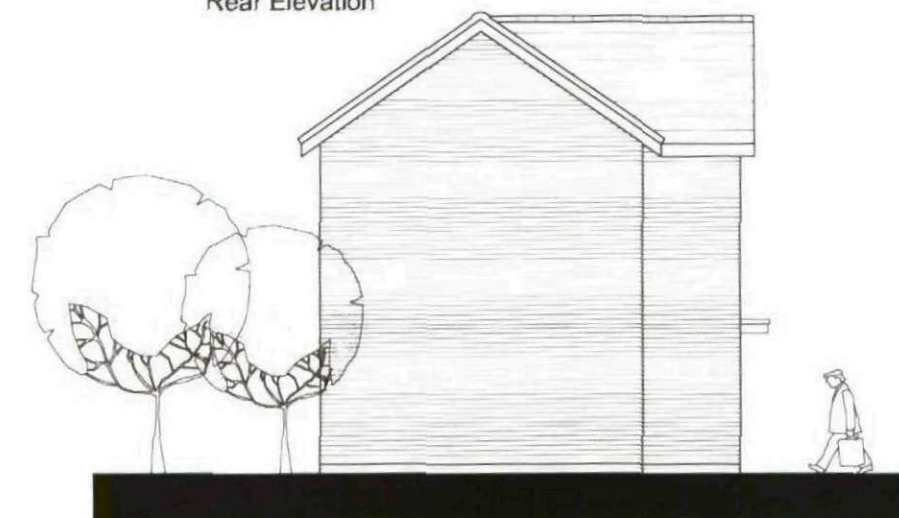
Rear Elevation



Ground Floor Plan

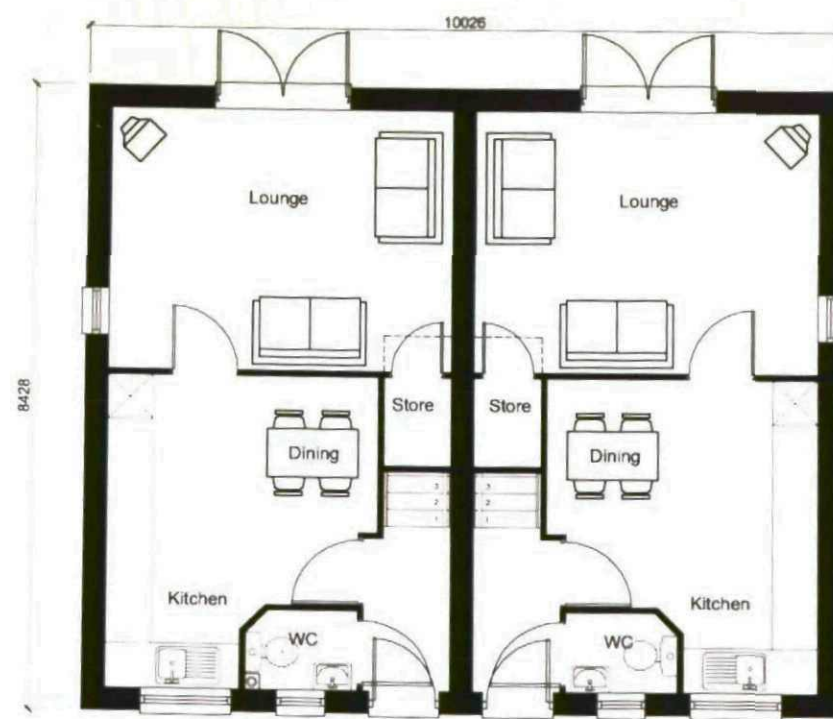
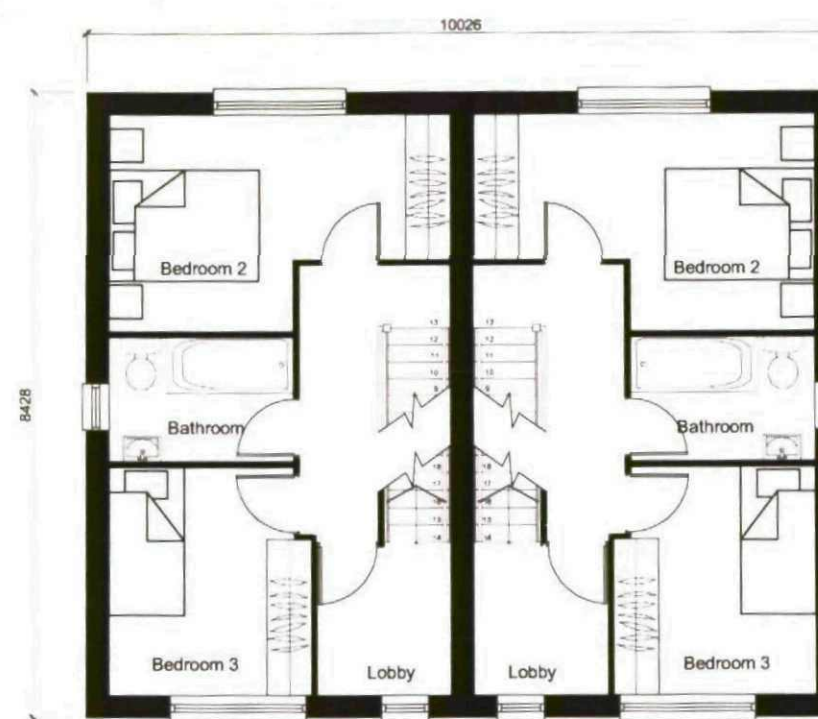


First Floor Plan

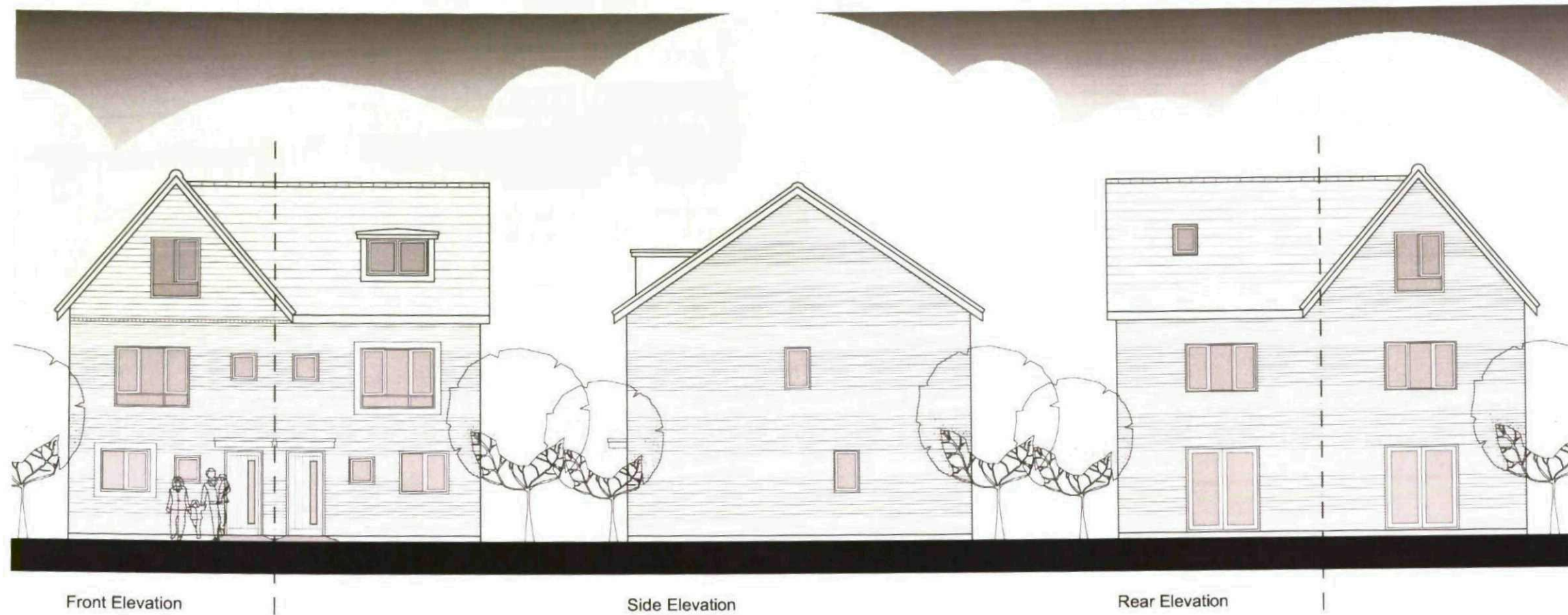
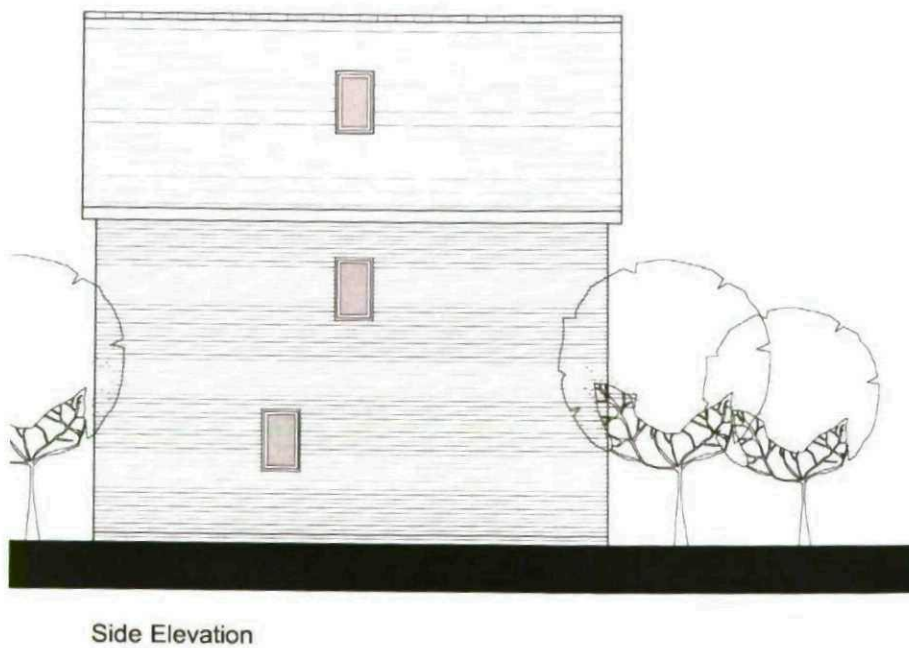


Side Elevation

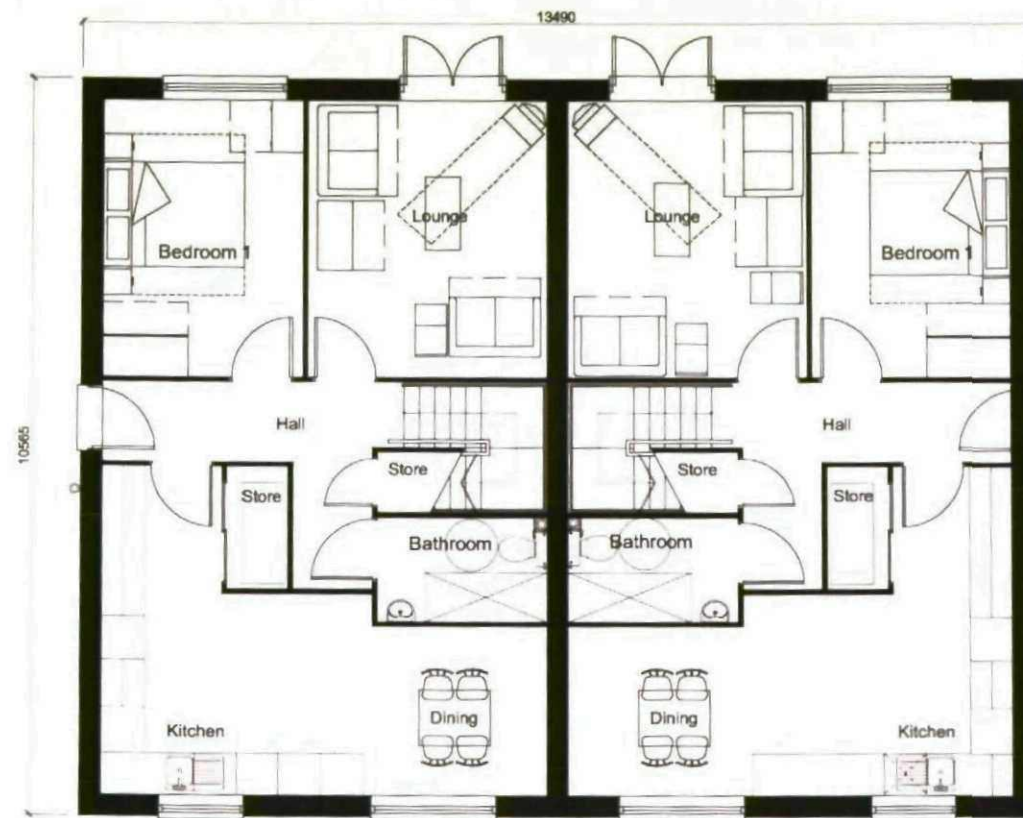
## 6.5 Scale Parameters – Proposed House Type 1011



## 6.6 Scale Parameters – Proposed House Type 1011

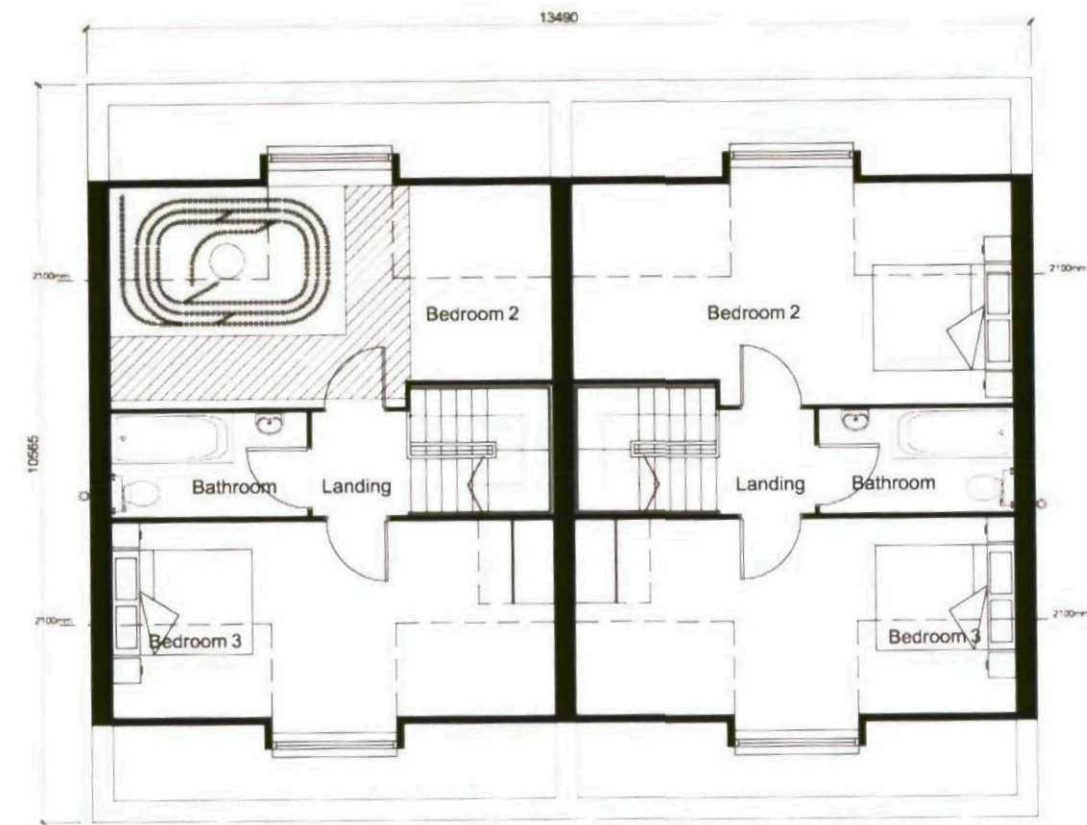


## 6.7 Scale Parameters – Proposed House Type 1179



Type A  
Ground Floor Plan

Type B



Type A  
First Floor Plan

Type B

## 6.8 Scale Parameters – Proposed House Type 1179



## 7.0 Landscape

Private gardens are a psychologically defining characteristic of a home and consequently, the majority of the dwellings are to be provided with front and substantial rear gardens.

Within the front gardens the landscaping treatment is proposed to be relatively simple and comprises of a predominately lawned area with tarmac drives (where included to the front or side of the dwelling) and tree planting to some properties to improve visual interest in the street scene.

Rear gardens will not be landscaped allowing purchasers to form their own unique space.

Where possible the scheme provides minimum rear gardens of 60m<sup>2</sup> for 3 bed units and 50m<sup>2</sup> for 2 bed units.

Details of plant species and arrangements are provided within the Landscaping scheme produced by PDP Landscaping which is included within the application package.

Front gardens



Rear gardens



Proposed tree planting



Existing trees to be retained

## 8.0 Appearance

As noted and discussed previously within this document, this development was conceived to provide a type of dwelling sizes and forms to accommodate a variety of end users. The proposed properties are 1 ½, 2 or 2 1/2 storeys in height and are shown as either, mews, semi-detached or detached units.

The following pages are therefore provided guidance on appearance and detailing for this application.

As the existing character area identifies that the properties were of poor quality, the proposed scheme incorporates a conscious desire to ensure that whilst the development complements local residential form and character areas, it creates and maintains a unique identity to foster a sense of place.

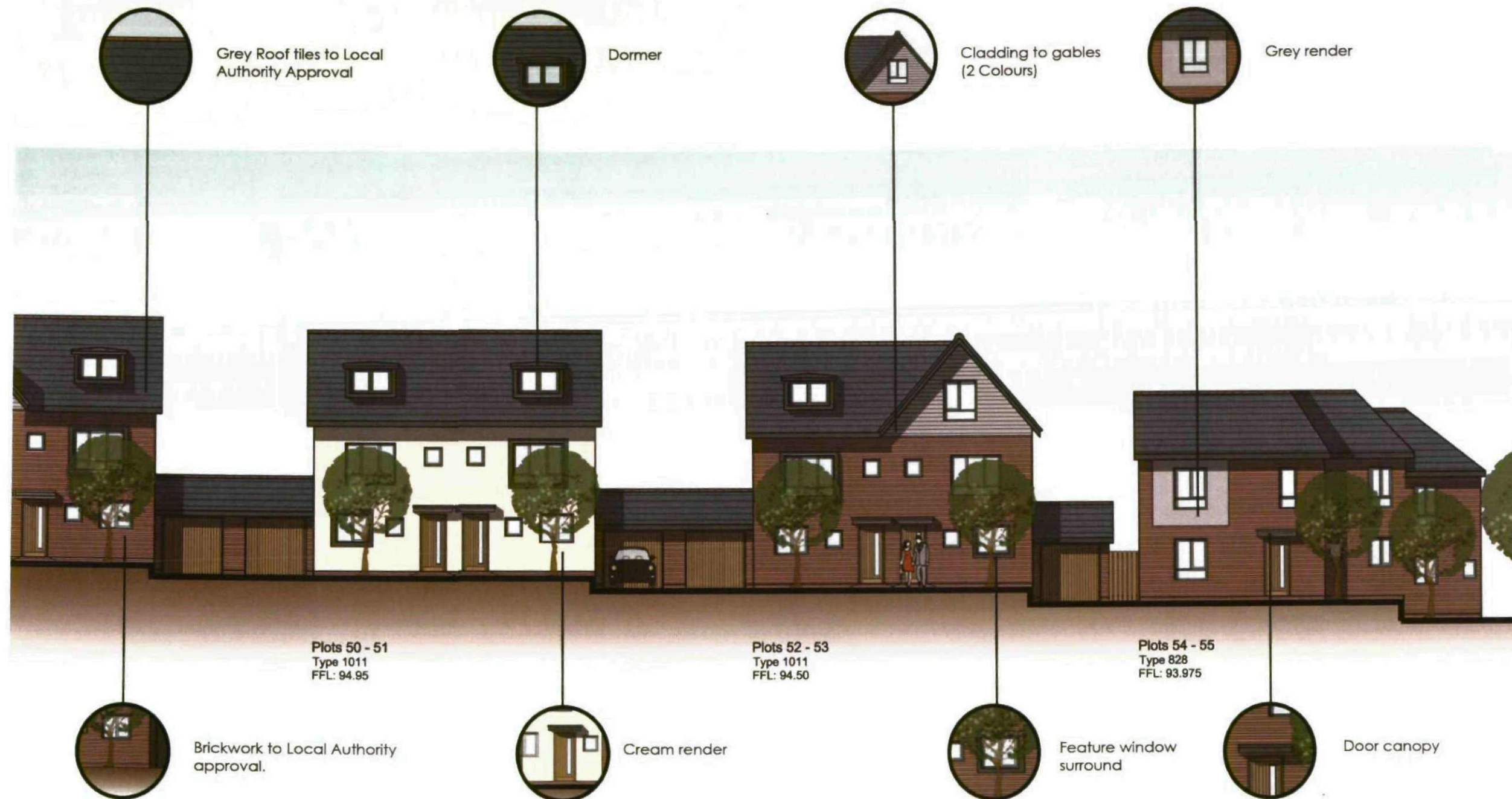
To achieve this objective, a design palette of local building components is defined which reflects, but does not replicate, the colouration and construction methodologies of neighbouring residential areas.

As part of this assessment, we undertook a contextual overview of the residential character of the surrounding area, determining that there is no significant Architectural heritage of any value. Brick and white render is a prominent material used within the area and hence proposed material used.



## 8.1 Appearance - Materials

The typical street scene below demonstrates the chosen materials for this development. The house types include traditional form and scale, along with contemporary details.



## 9.0 Access

Access to the site and how it links in with the existing road link is very much governed by the roads which are in situ. The layout has therefore been designed around this existing road network.

A detailed Transport Assessment has been carried out in support of the application.

In opening a substantial residential proposal, ease of access to all areas of the development, whether external spaces or within individual dwellings must be a fundamental design consideration.

CABE's 2006 publication "*The Principles of Inclusive Design*" has provided the practical basis for moving towards fully inclusive access of the development. This is not tokenism. At some point in their lives everyone experiences access difficulties of one form or another. Whether derived from disability, as a result of illness or injury or through the day to day limitations of travelling with small children or heavy shopping, ease of movement cannot be assumed to be a given.

### 9.1 Main Site Access & Highways

As described above the existing road structure is utilized within the development. Access to each property is taken off existing roads.



Extract of layout, identifying the existing road structure.

## 9.2 External Environment

Access to, and within, the semi-public external environment has drawn on the precepts of the Home Zone concept. In application, this approach ensures that there are no excessive changes in level between the "highway", "pavement" and public spaces.

Though a simple concept, taking this approach ensures that there are no barriers to free movement either for residents or visitors. As a practical example it should be possible for a mobility impaired person to drive or walk into the development, park (if arriving by car), move to any external space or reach the threshold of any building without encountering steps, high kerbs or other significant vertical changes in level.

## 9.3 Parking

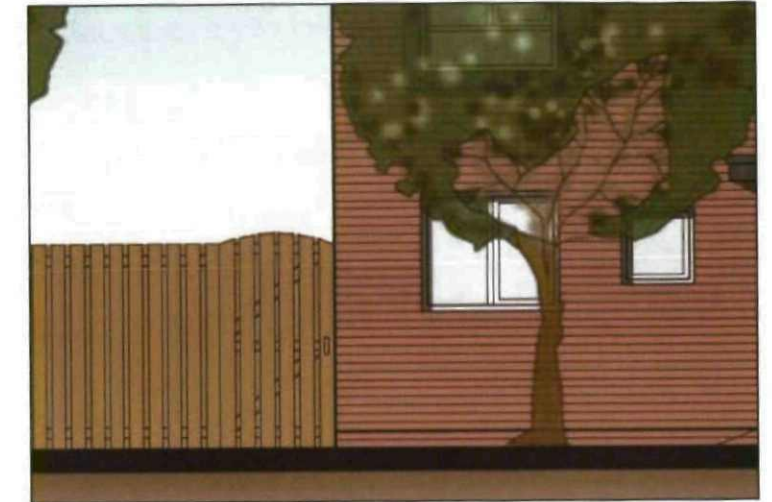
Parking to the proposed units are taken off the existing roads which are being retained.

Parking throughout the development is proposed within the plots curtilage either to the side of the unit, or to the front of the dwelling.

Parking is proposed at a minimum ratio of 100% up to 200%.

The arrangement of parking spaces ensures enough quantity to satisfy the needs of prospective purchasers, whilst ensuring that the scheme avoids an over dominance of parking, again protecting the integrity of the sense of place.

Footpath routes with secure gates link individual parking spaces / drives to rear gardens.



Secure gated rear access



In-curtilage parking to the front / side of properties

## 9.4 Access - Refuse

Each property will incorporate 'in curtilage' bin and re-cycling storage. As previously stated all properties have gated secure access to the rear of the properties ensuring ease of movement on collection days.



### 1. Hard Standing Area for Bins below:

1 No. 240l wheeled bins.

Black for general waste

Green for Garden waste.

Blue for paper and magazines

Brown for Plastic, glass and tins

### 2. Secure Gate to Rear Gardens

## 10.0 Crime Prevention Plan

The following paragraphs illustrate the fundamentals of crime prevention incorporated in our design.

### ***Footpaths, Walkways and Dedicated Cycle Routes***

Through the design of our block form, natural surveillance of footpaths and walkways are proposed throughout the scheme. Footpaths should be well lit and where applicable provide provision for cyclists.

### ***Front of Buildings***

The natural surveillance benefits of residential development will similarly assist in enhancing the security to fronts of buildings. On a more physical level, improvements to structural security are also proposed and are to include such interventions as - access doors to all properties to be fitted with 5 lever mortice locks with lockable double glazed windows at all levels.

### ***Private Spaces Behind Buildings***

Private spaces behind buildings, essentially gardens, will be fenced and benefit from the same levels of natural surveillance as the fronts of properties. The rear parking spaces will similarly benefit from natural surveillance.

### ***Natural Surveillance***

The enclosing arrangement of dwellings and close proximity of footpath and

parking areas will ensure that the development benefits from the maximum level of natural surveillance. No areas within the site provide for visual refuges where intruders could remain unobserved.

### ***Building Entrances***

All building entrances whether accessed from the public highway or the private drives are proposed to benefit from physical security measures.

### ***Boundary Treatments***

Private boundaries include secure fencing at 1.8m high with gated access.

Boundary treatments to rear gardens, this is proposed at 0.9m high plot divisional fences with 1.8m high privacy panels.

### ***Landscaping***

Landscaping as proposed should incorporate a choice of trees and shrubs that will contribute to security by means of their density and hostility to climbing.

### ***Secured By Design***

This development will be subject to an application to the Secured By Design scheme under a separate cover.

## 11.0 Sustainable Design and Construction

### Environmental Standards Statement

The following statement will outline how the proposed development aims to achieve environmental standards.

### Environmental Design

The development will be designed to meet the requirements of the current Building Regulations, specifically the requirements for Approved Document Part L – Conservation of Fuel and Power, and Part F – Ventilation will ensure good levels of heat retention and ventilation are achieved.

### Energy Efficiency

The dwellings will be designed to have high standards of energy efficiency by limiting the heat loss across the building envelope, in order to minimise the overall energy demand in line with the requirements of the Building Regulations Approved Document Part L.

This fabric first approach will ensure the dwellings Co2 emission levels will meet the Code for Sustainable Homes Level 3 requirements, and will also facilitate the use of renewable energy to contribute significantly to dwelling energy demand.

This fabric first approach will offset the needs for renewable technologies. The benefits being that the environmental benefits are within the fabric indefinitely as opposed to being provided by high maintenance rapidly evolving technologies in the short term, such as PU panels.

### Water Management and Weather Resilience

The site is situated in an area of low probability of annual flooding as detailed on the environment agency flood map.

The site drainage design will avoid, reduce and delay the discharge of rainfall to public sewers and watercourses. This will protect the watercourses and reduce the risk of local flooding, pollution and other environmental damage.

Should a Sustainable Urban Drainage System (SUDS) be required to achieve the overall objectives stated above; then an appropriate form of system will be specified and included within the development.

### Waste Management

The development will make adequate provision for the internal and external storage of non-recyclable and recyclable household waste.

### Biodiversity

A suitably qualified Ecologist has been appointed to assess the site and recommend how to protect the Ecological features and diversity of the site. This report is included within the application package.

### Conclusion

In conclusion, the development has been designed to reflect the environmental standards set out in the current building regulations. The development will generate renewable energy to contribute to dwelling energy demand and therefore reduce Co2 emissions.

As outlined above, the development will incorporate a wide range of environmental features which will produce an environmentally sustainable development.

## 12.0 Building for Life Assessment

A detailed Building for Life assessment has been produced and is incorporated within the application package.

## 13.0 Conclusion

In developing this proposal the design and consultant team have sought to deliver a desirable living environment within this area of Barnsley.

The form and arrangement of space, buildings and routes have been developed on sound urban design principles with a view to creating a cohesive, legible and attractive new residential area.

Dwelling forms and types have been conceived to meet local need in its present form and also provide for the aspirational new houses that will be required in the future economic growth.

The scheme has been subject to a public consultation and received by the vast majority as a favorable reaction, it was also acknowledged that the development provides much needed enhancement to the area.

The designs proposed complements the existing residential character area.

Developing the site brings regeneration benefits in the long and short term and makes an appropriate use of the land.

The design ensures a structure is applied to the site that works in harmony with its surroundings, yet has its own unique placement in the community.

The supporting reports add weight to this proposal and as a package we trust you find this application an appropriate and effective proposal, worthy of the Councils support.

