Project 3379

11 houses for Royalle Estates at 'Manor Inn' Brierley Rd, Grimethorpe, Barnsley

Rev. B

DESIGN AND ACCESS STATEMENT

BRITCH & ASSOCIATES CHARTERED ARCHITECTS
31 The Crescent Salford Manchester M5 4PF ☎ 0161 736 1447 🖷 0161 745 7564 💻 office@britch.co.uk

General

Planning Policy Statement 1 (PPS1) *'Delivering Sustainable Communities'* calls for high-quality design to create places that are well-mixed; have well-planned public spaces that bring people together; function well and add to the overall character and quality of the area; are safe and accessible; support the effective use of resources; address the needs of all in society and are accessible, useable, and easy to understand; are visually attractive as a result of good architecture, urban design and landscaping.

Successful places share characteristics which are defined in *"By Design: Urban Design in the Planning System – Towards Better Practice"*. They should have character or their own identity; their public and private spaces should be clearly distinguished by having continuity and enclosure; the public realm should be attractive and have successful out-door areas; they should be easy to get to and move through; they should have a clear image and be easy to understand; they should be able to change easily and have variety and choice.

Not all the characteristics will be appropriate in all circumstances, but each situation needs to be considered against its relevant criteria.

The statement is intended to comply with section 42 of the *Planning and Compulsory Purchase Act 2004* and section 62 of the *Town & Country Planning Act 1990.*

Format

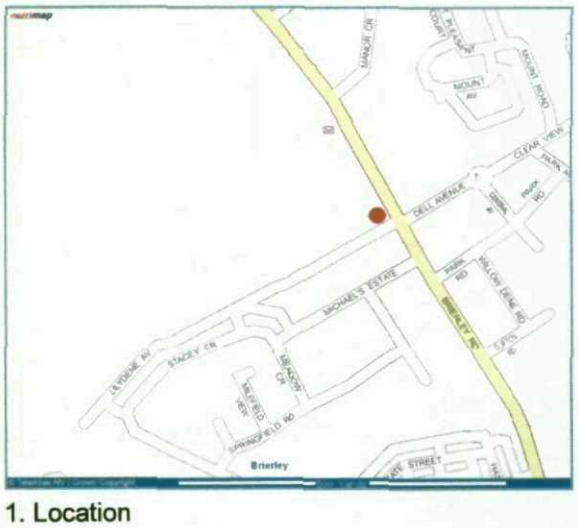
The statement will follow the guidance in the Commission for Architecture and the Build Environment (CABE) publication *"Design and Access Statements" (2006).* The basic process will be an ***assessment*** of the site and its surroundings, ***involvement*** of individuals or groups, ***evaluation*** of the information to determine options and ***design*** of the scheme from the evaluation.

The assessment will consider the context of the site and its surroundings which includes the ***physical***, ***social*** and ***economic*** characteristics as well as any existing planning policies. The ***physical context*** means what the place looks like and the character that is derived from existing buildings, landscape features and movement routes. The ***social context*** means how people in the locality will be affected by the proposals and should include any aspirations they may have for the site. ***Economic context*** means the contribution the proposal will have on the local economy. ***Planning Policy context*** is the policies and guidance that currently exist to affect and shape the proposals for the site.

The content of the statement will include what will the development be ***used*** for and how it will fit in with the area and support local aims; what ***amount*** of development is being applied for and why it is appropriate; why this ***layout*** been chosen and how it will work and fit with its surroundings; why the ***scale*** and sizes of the buildings and spaces are appropriate for the site; how they relate to the existing and why the size provides the appropriate level of accommodation; what the ***landscape*** principles are that will be used to draw up the details; what the ***appearance*** of the place should be and why and how that good appearance will be achieved and maintained; and how the movement patterns around and through the site will work and how everyone can ***access*** the place comfortably, safely and easily.

Preamble

The site is the 'Manor Inn' Pub and land to its rear, at Brierley Road, Grimethorpe, which is a large village that is part of the metropolitan borough of Barnsley in South Yorkshire. It has a population of around 1900. Located to the east of Barnsley and the south of Hemsworth, it is known for its past as a proud mining village, its brass band, The *Grimethorpe Colliery Band* and its siting for the film *Brassed Off*. It is believed that the name Grimethorpe originates from "Grim's Torp", a mixture of Anglo-Saxon and Viking names, meaning a Torp or hamlet owned by a Viking named Grimey.



1. Location



2. Exiting Site Plan and Aerial Photo

Assessment

The application site consists of the 'Manor Inn' pub associated out buildings as well as a grassed area to the rear and extends to approximately 0.261 h (0.646 a), is regular in shape and is situated at the corner of Brierley Road and Lilydene Avenue, in a suburban area of Grimethorpe.



3. The Manor Inn

The predominant form of the properties in the area is post war two storey red brick built semi-detached houses with slate hip roofs, more modern semi detached bungalows in red brick and tile, and a new development to the rear of the site which is a mix of detached, semi detached and terrace housing of red or yellow brick and grey or red tiling. The houses follow the line of the highways in a medium grain and are generally set back from the footway by approximately 7, 10 or 16m, with the space between forming private front gardens.

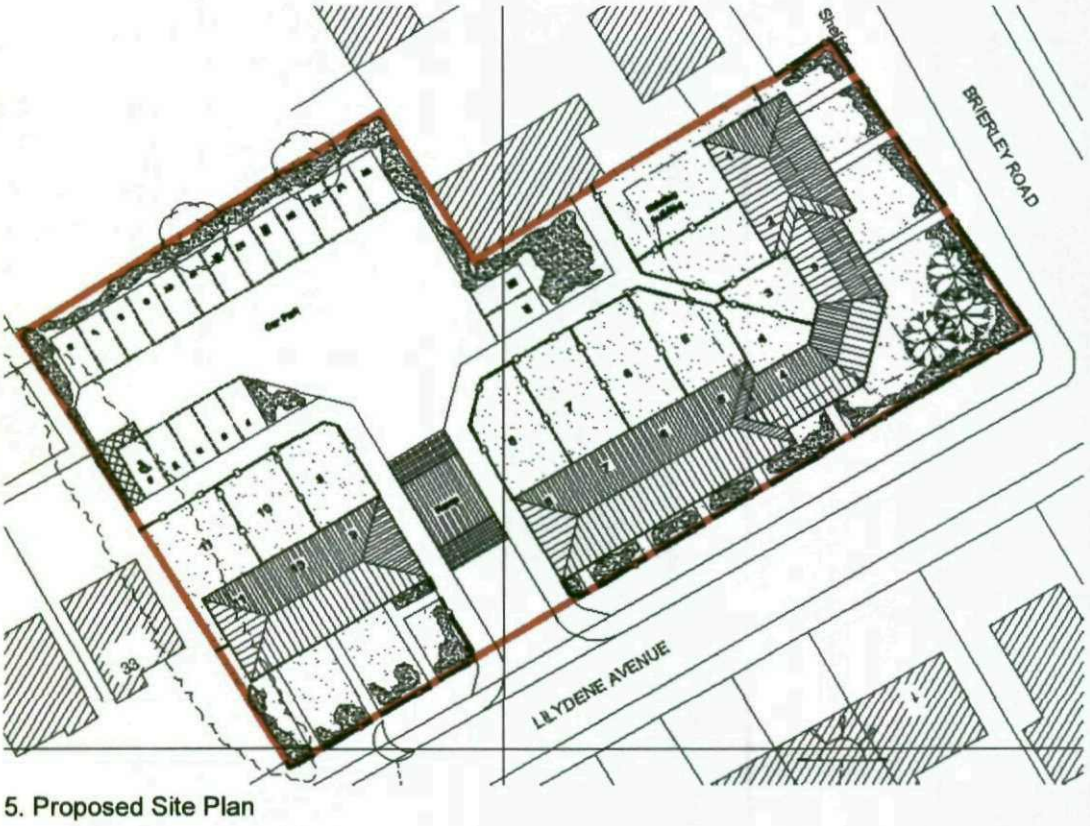


4. Surrounding Houses

The site is overlooked by existing houses from the opposite side of Brierley Road and Lilydene Avenue.

Evaluation and Design

The form of the proposals should respect the built form of the adjoining properties and take the cues and references from the immediate neighbouring houses.



5. Proposed Site Plan

Use

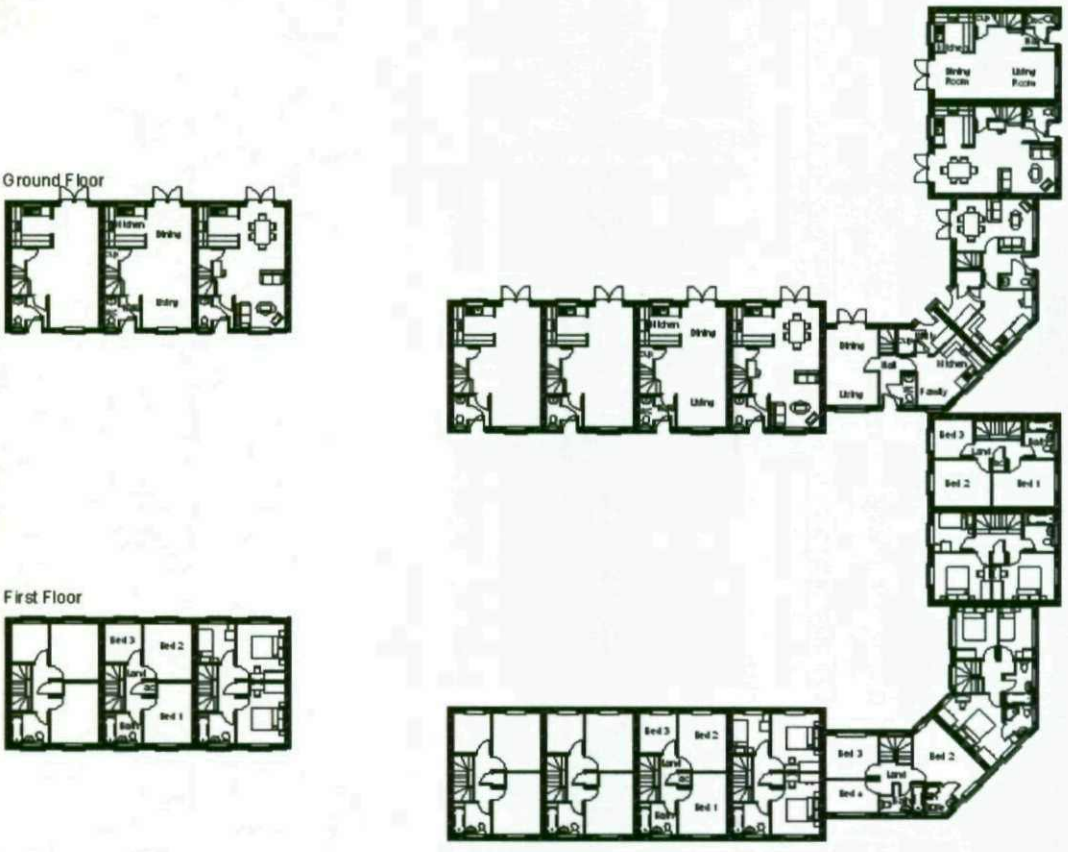
The site is currently contains a redundant pub and is in a residential area and therefore the proposals are compatible with the locality. The site will consist of 11 x 2 storey houses, plus associated car parking and landscaping.

Amount

The application is for 11 3 bedroom 8 & 900 sq ft houses plus 181% parking and within the 0.261 hectare site.

Layout

The houses continue the street frontage and defines the corners of Brierley Road and Lilydene Aveneue. They face outwards to respect the street frontages and at the same time do not create a detrimental impact on the existing neighbouring houses.



6. Proposed Plans

The access to the site has been positioned off of Lilydene Avenue. The car parking is secreted behind the houses so as not to be on public view, but is overlooked by the properties providing passive surveillance for security.



7. Proposed Elevations

Scale

The area is predominantly 2 storey housing with mid to high pitched roofs, and the existing pub is two storey with high floor to ceiling heights and a steeply pitched roof, so the proposals for 2 storey are appropriate in scale.

Landscaping

The proposals include a scheme for hard and soft landscaping. The hard landscaping consists of dry laid block sets for the car access and parking and paving for the pedestrian access, whilst the soft landscaping consists of grass to the front and rear of the houses and shrubs to the edge of pathways. Details of the landscaping can be seen on the site plan.

Appearance

The appearances of the proposals are indicated above and on the submitted drawings. The design and built form of the proposals is traditional in nature and respects and enhances the character of the area. The proposals refer the existing properties in terms of scale, proportion, mass, materials and elements of structure. The existing and proposed buildings are domestic in scale.

Access

The proposals are for houses with parking that which link to the existing road and footway network. The access to the car park will create a new defined access from Lillydene Avenue, at a distance from the junction with Brierley Road, replacing the informal vehicular access that spanned across the front of the demolished pub. It will ensure that the required visibility splays are maintained, thereby improving highway safety to the immediate vicinity of the site. Footway access will be created from the front entry of the houses to the footpath.

The design of the dwellings will comply with part M of the building regulations in that it will have :-

Drives and paths at maximum gradient of 1 in 15.
Level access to the principal entrances.
Wider access to doors on ground floor.