

Land Off Billingley View Bolton On Dearne

Design and Access Statement

Barnsley MBC Housing Growth Team

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1 Introduction

1.1 Purpose of the statement

- 1.1.1 This Design and Access Statement has been prepared to support a full planning application on behalf of the Barnsley MBC Housing Growth Team to provide 16 residential units, with associated access, infrastructure and landscaping on 0.49 hectares on vacant land fronting Billingley View, Bolton on Dearne
- 1.1.2 This statement accords with the Town and Country Planning (Development Management Procedure) (England) order 2010 which also states the following requirements:
An application for planning permission to which this article applies shall be accompanied by a statement ("a design and access statement") about:

The design principles and concepts identified have been applied to the development.
The design and access statement shall

(a) Explain design principles and concepts that have been applied to the following aspects of the development

- Amount
- Layout
- Scale
- Landscaping
- Appearance

(b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use

A design and access statement shall also

a. explain the policy adopted as to the access and how policies relating to access in relevant local development documents have been taken into account.

1 Introduction

- b. State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- c. explain how any specific issues which might affect access to the development have been addressed, including how prospective users will be able to access to the development from the existing transport network and why the main points of access to the site and the layout of access routes within the site have been developed

1.2 Document Structure

- Section 1 – Introduction
- Section 2 - Assessment
Considers the site and its surroundings in terms of physical, social and planning context.
- Section 3 – Evaluation
Identifies the sites constraints and opportunities, and presents the design principles and concepts that have been derived from a combination of government policy, site assessment and design evolution which underpin the proposals
- Section 4 Involvement
Outlines the community engagement and stakeholder participation undertaken and sets out the key design revisions to particular concerns
- Section 5 Design Proposals
Sets out the uses and amount of development, scale of buildings, landscape treatment, appearance and use of resources.
- Section 6 – Building for life 12 summary
An assessment of the design proposals which also provides an overview of the design and access statement

1 Introduction

1.3 Consultants

1.3.1 The document has been prepared by NPS on behalf of the Barnsley MBC Housing Growth Team with contributions from the following consultants who have helped prepare this and other accompanying documents for the detailed application.

- BMBC Housing Growth Team – Planning Statement
- Hamson Barron Smith– Geo-technical Assessment
- NPS Barnsley – Masterplan & Design and Access Statement
- Ecus Environmental Consultants – Arboricultural Assessment
- Brooks Ecology – Ecological Assessment
- Environmental Noise Solution – Noise Assessment and Report
- Sanderson Associates – Transport Statement
- Residential S72 Ltd – Project Management and Design Works
- Onsite Archaeology – Archaeological Assessment
- EWE Associates – Civil Engineering
- Aeratech Ltd – Energy Assessment and Report
- Haycock and Todd – Topographical Survey
- PDP Associates – Landscape Design

1.4 Details of Planning Application

1.4.1 The site provides an opportunity to create a new residential development for 16 No Affordable Housing residential units, on a part brownfield site on land off Billingley View, Bolton on Dearne

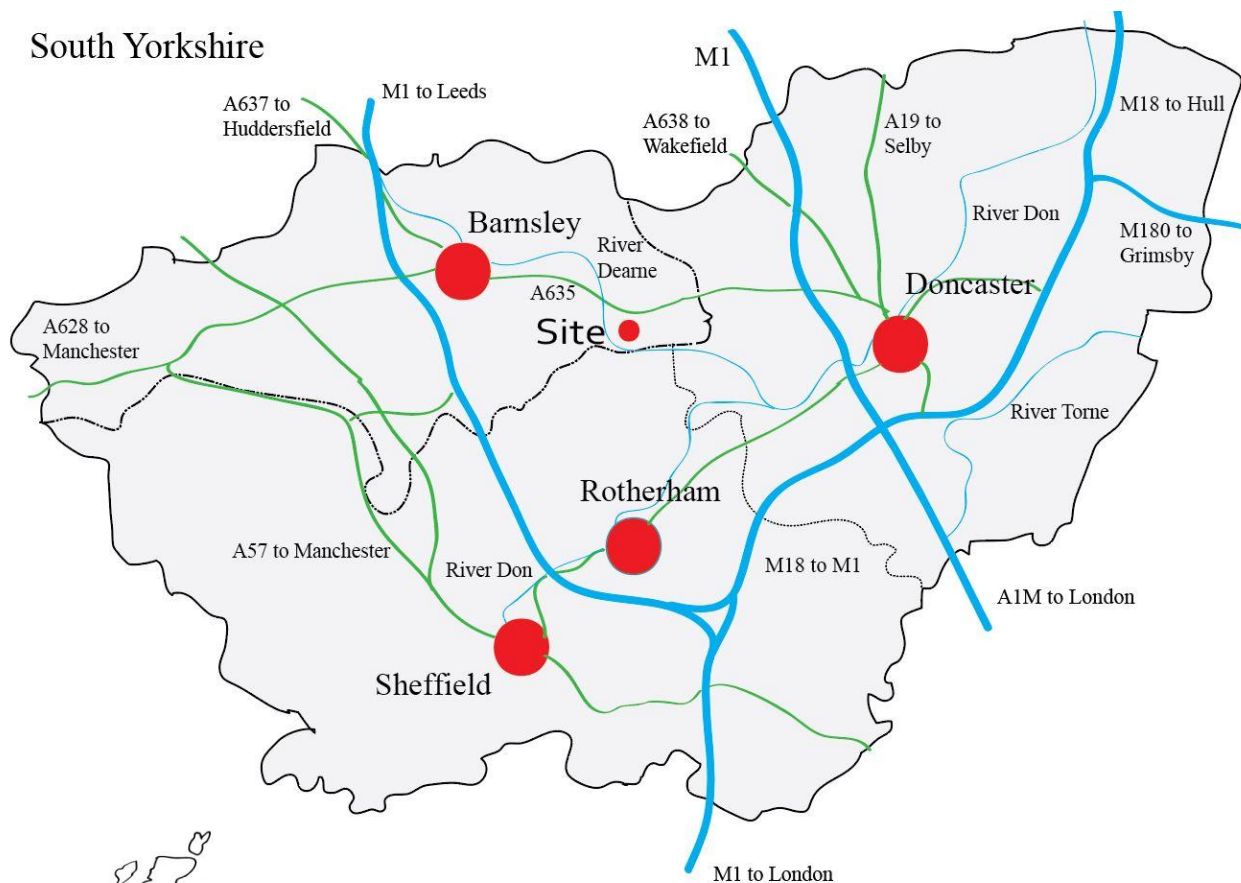
1.4.2 The full planning application is for a well presented residential development of two and three bedroomed dwellings, all of which are to be delivered to meet the borough's affordable housing needs

1.5 Proposed Development

- 1.5.1 Site Area – 0.49 Hectares
- 1.5.2 Current Land Use - Former paddock/stables (now demolished)
- 1.5.3 Access – Direct plot access off Billingley View
- 1.5.4 Proposed Use – 10 No two bedroom and 6 No three bedroom social housing dwellings
- 1.5.6 Average Density – 32 units per Hectare

2 Assessment

South Yorkshire



2.1 Geographical Context

2.1.1 The development is located in the village of Bolton on Dearne, near Barnsley, South Yorkshire

2.1.2 Bolton on Dearne, which falls within the principle town of Goldthorpe, is a former mining area in the Dearne Valley through which the River Dearne flows

2.1.3 It is approximately 7 miles from Barnsley, 10 miles from Doncaster and 8 Miles from Rotherham. Leeds and Sheffield are also within commuting distance of the site

2.1.4 It is served by Bolton on Dearne Railway station and has good public transport links to the local and wider area

2.1.5 It is intrinsically linked with Goldthorpe, which, in 2008 was identified as one of the 'Principal Towns' where development outside 'Urban Barnsley' should be focussed.

This is in line with Policy LG2 of the Local Plan which directs growth to Urban Barnsley and Principle Towns such as Goldthorpe which includes Bolton on Dearne

2 Assessment



2.2 Built Context

2.2.1 Existing land uses

The site is a former paddock/ grazing land with stables (now demolished)

2.2.2 Surrounding Lands uses

To the north of the site lies the Heather Garth Primary School the Dearne Community Children's Centre and the Goldthorpe Industrial Estate

To the south of the site lies Lacewood Primary School

To the east of the site lies Billingley view (adopted highway) with public greenspace beyond and

To the west of the site lies agricultural land which is allocated for employment use in the Local Plan – designation ES10

2.2.3 Existing Access

The access to the application site is proposed directly from Billingley View with all works to be agreed with BMBC Highways Department



2 Assessment

2.3 Landscape and Context

2.3.1 Landscape setting and vegetation

The site has trees along the northern and western boundaries. However there is very little vegetation of merit on the remainder of the site. A tree survey and arboricultural assessment has been prepared by Ecus Environmental and this report is included within the planning application submission.

2.3.2 Topography and Terrain

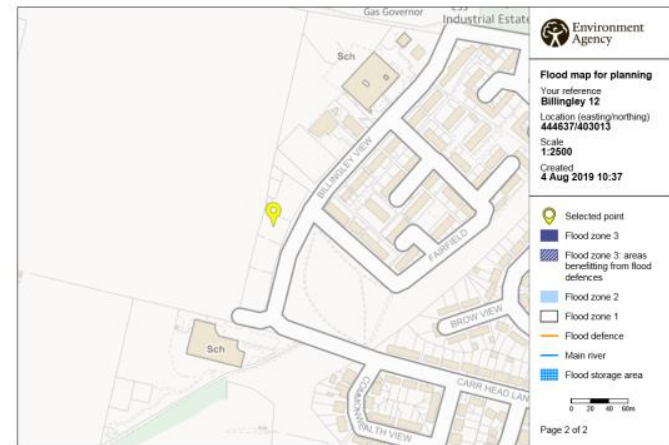
The site is largely grassed area and gently slopes from south to north.

2.3.3 Flood Risk

The site does not lie within an area of flood risk as shown on the Environment Agency Flood Risk Map. The site lies within Flood Zone 1.

2.3.4 Ecology and Agricultural considerations.

Brooks Ecology has undertaken an Extended Phase 1 Habitat Survey to assess the ecological value of the site by documenting the habitat types present and the site's potential for supporting rare and protected species, and this report is included within the planning application submission



2 Assessment

There are no buildings on the site and the surrounding residential area is a mixture of house types and design but these are separated sufficiently from site as to have little impact or bearing on the proposals. The nearby existing housing stock is predominantly post war ex council housing.



Beckfield Grove



Billingley View



Ringway

2 Assessment

The local built form is generally two storeys with stone/render and brick facades and pitched roofs although there is a small percentage of more modern style housing nearby



Pennyfields






Pennyfields

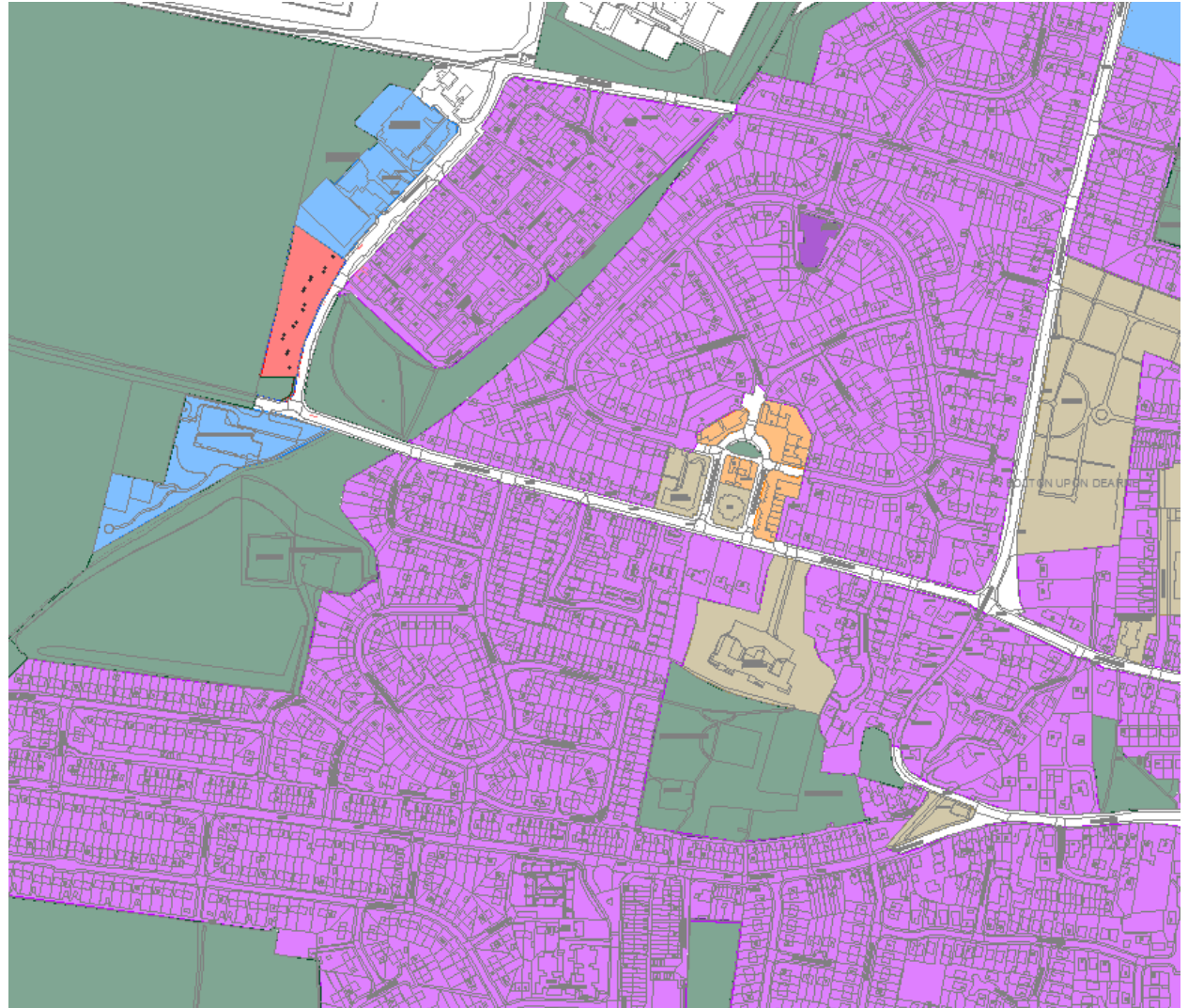


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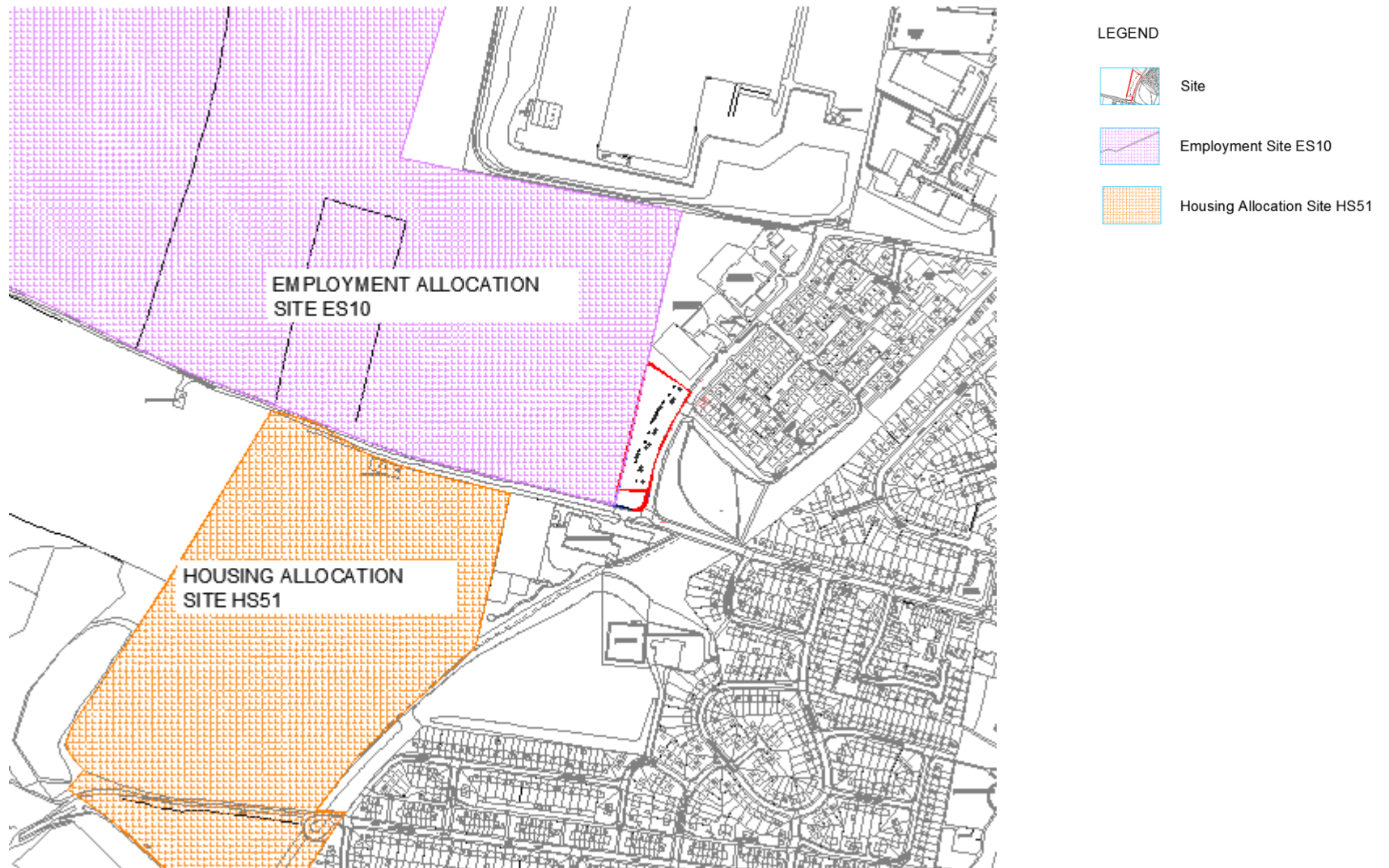
2 Assessment

LEGEND

-  Site
-  Residential
-  Green Space/Open Fields
-  Schools
-  Commercial
-  Other/Community/Church



2 Assessment



3 Evaluation

3 Evaluation

3. Following an assessment of the site and its surroundings, both the opportunities and constraints associated with the site have been identified and these have been used to shape the proposals for the site

3.1.1 Constraints

- Sensitive boundary conditions along western & northern boundaries where the site abuts the existing school and the proposed employment site ES10
- The existing trees to the north of the site to be protected during construction

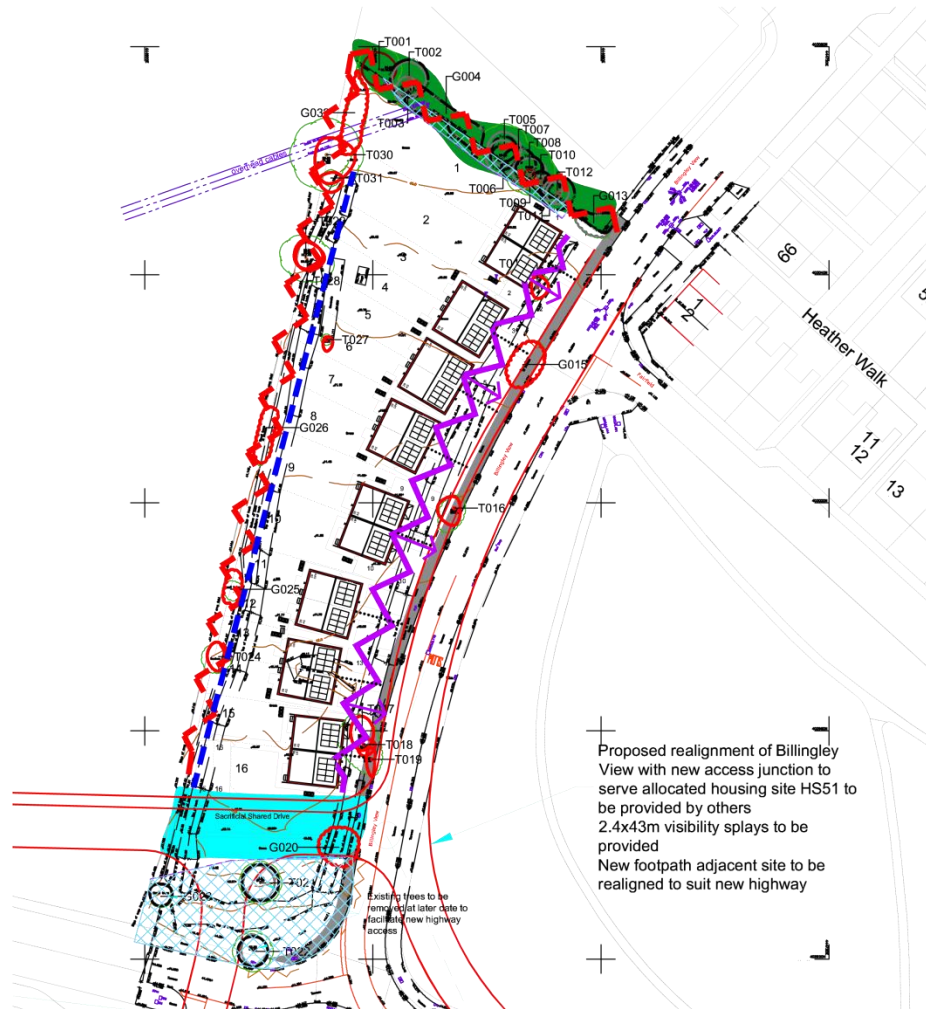
3.1.2 Opportunities

- Potential to bring a vacant site back into use as part of a vibrant and lively community in Bolton on Dearne
- Opportunity to provide a good mix of housing to a brownfield site that aims to meet the boroughs affordable housing need
- Good links to the centre of Bolton on Dearne and Goldthorpe (and the wider area through the existing footpath network and local bus routes)
- Retain existing trees where possible
- Respect existing residential areas adjoining the site

The opportunities and constraints have been identified on the plan on the following slide

3 Evaluation

3 Constraints & Opportunities Plan



Legend

OPPORTUNITIES



Existing trees/landscaping to be retained and protected



Increase natural surveillance of the public realm and public green space



Possible Future SuDS feature



New adoptable footpath to improve road safety

CONSTRAINTS



Potential future noise nuisance from employment allocation ES10



Possible future disruption and noise from proposed highway alterations allowing access to ES10 and HS51 (details to be agreed)

3 Evaluation

3.2 Design Concept

The Design is based on the analysis undertaken thus far and illustrates our proposals based on both the opportunities and constraints present.

The application seeks a full planning approval. A parameter plan has been developed to set the framework within which the proposed development will take place and which will inform the proposed design at detailed stage. Using the parameter plan, an illustrative layout has been prepared to demonstrate how a detailed scheme may be developed and confirm a critical mass of development.

3.2.1 Access and Movement

The opportunity provided by utilising the existing infrastructure creates a scheme that respects and considers highway safety.

Within the are there are already a number of existing footpath links to major bus routes. The site would look to create strong pedestrian hierarchy with safe pedestrian routes to link to existing. Pedestrian routes within the site will have good natural surveillance.

3 Evaluation

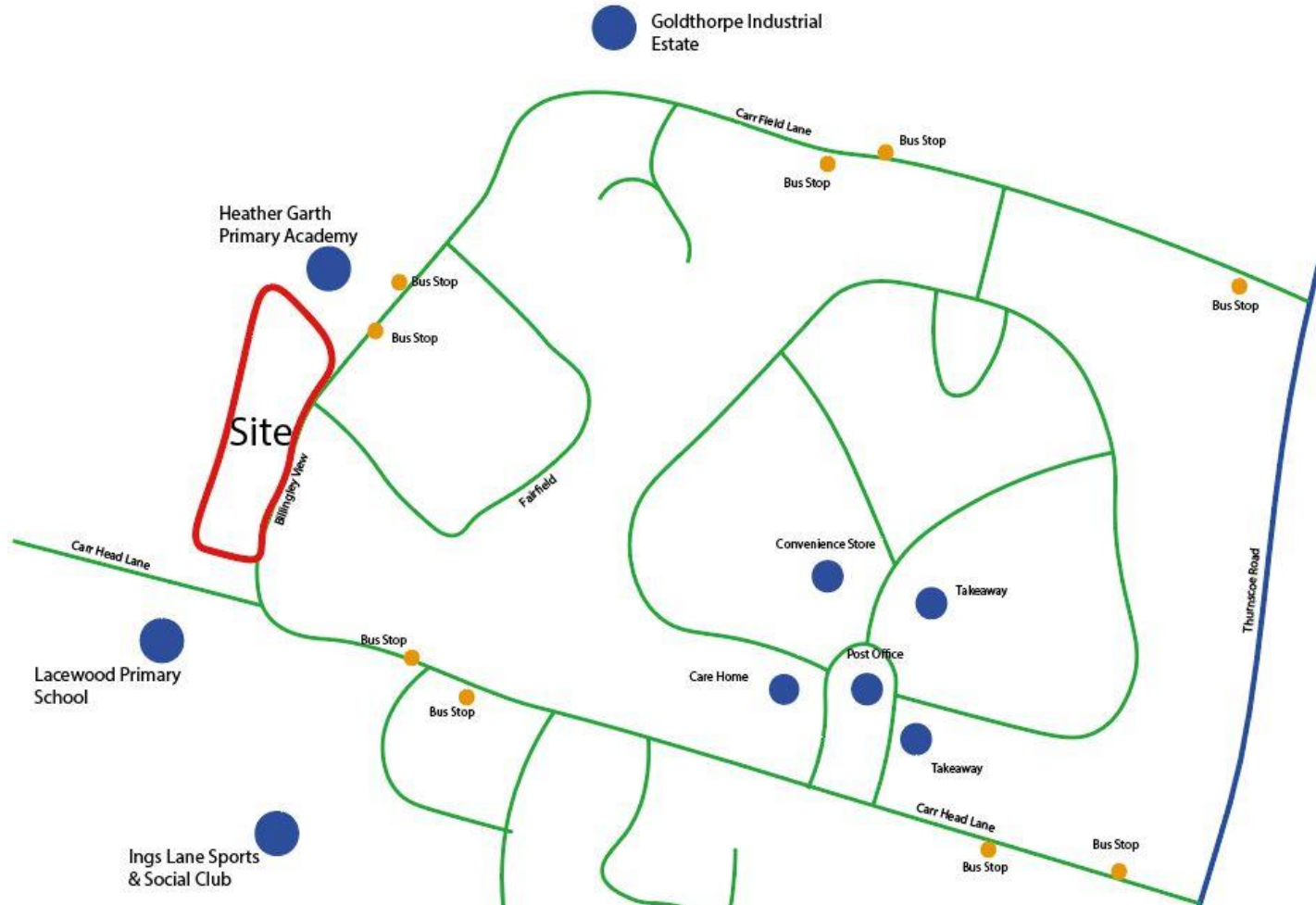
The site is close to good public transport and movement networks



Area Infrastructure Plan

3 Evaluation

The site is close to a good public transport and movement network



Local Infrastructure Plan

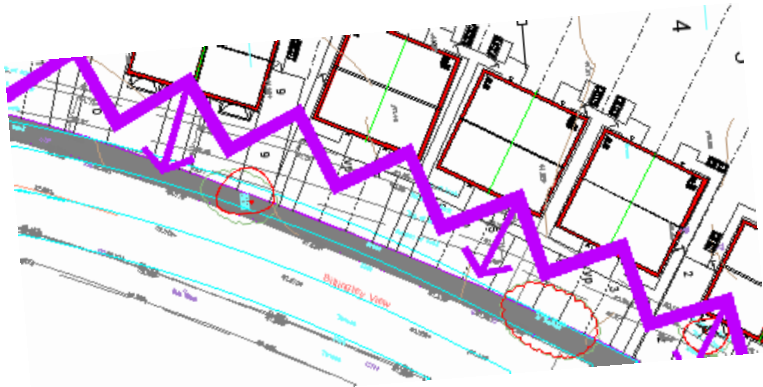
3 Evaluation

3.2.2

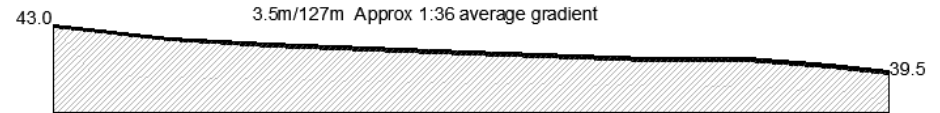
Layout and Urban Form

The layout has been derived initially to create a natural extension to the existing urban area

Care has been taken to respect the existing schools to the north and south of the site and to form a development that interacts with its surroundings.



Active Frontage



Section Through the Site

3.2.3

Spaces and Way Finding

The scheme will provide legibility through use of scale and materials.

Key note buildings are to be created to reinforce the relationship with nearby dwellings

The site frontage is well surveilled and will provide a secure and safe environment

3 Evaluation

3.2.4 Landscaping and Green infrastructure

The trees to be retained lie to the north of the site just beyond the development boundary. These trees are to be protected during construction.

The remaining trees on site are classified as either C2, low quality, or U, unsuitable for retention

The development proposals will include for a landscaped frontage to the streets, and will be key to creating a softer street design.

PDP Associates, Landscape Architects, have been appointed to develop a cohesive robust landscape strategy suitable for a new residential development and this information is included within the planning submission



3 Evaluation

3.2.5 Character and Identity

A cohesive design strategy has been introduced to the dwellings, boundary treatments and street frontage to ensure that the development creates its own identity whilst still retaining an acceptable appearance that is in keeping with the local area

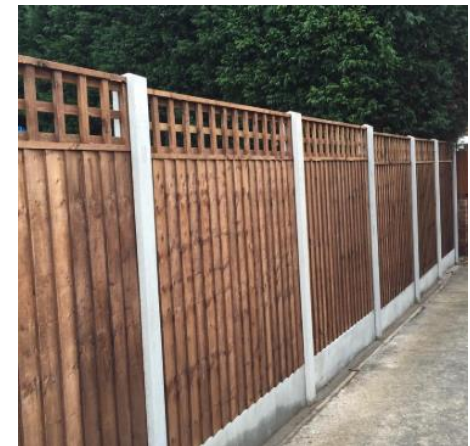
Materials and proposed built form respects the local precedent, while allowing key buildings to be used to reinforce a sense of place.



Extract from Street Scene



Typical 1.8m high Brick Boundary Wall



Timber fence with trellis to meet Secured By Design standards

4 Involvement

4.1 Collaborative Design

4.1.1 Introduction

The purpose of this section is to set out how Barnsley MBC Housing Growth Team and NPS Barnsley will engage with the local community and other key stakeholders, to outline key issues that emerge from the engagement process, and demonstrate through this Design and Access statement, how these issues have been taken into account through the design process. A separate Statement of Community Involvement is submitted with the planning application.

Public engagement is an essential part of the planning and development process. Good engagement involves all sectors of society, at early stages to develop a sense of understanding about the issues. Concerns and opportunities identified by the local communities will be considered following any consultation events.

4.2 Key Issues – National and Local Planning Summary

4.2.1 The National Planning Policy Framework 2019(NPPF) highlights the importance of local authority and community engagement from the outset to ensure schemes are brought forward which take account of local considerations.

4.2.2 It is proposed to hold a consultation event in a local facility to allow members of the public to see the proposals and ask any questions/raise any concerns they may have.
Members of the design team and the Barnsley MBC Housing Growth Team (the applicant) will then collate and assess the comments received and consider any changes required

4.2.3 A summary of the public consultation strategy will be detailed within the Statement of Community Involvement prepared by BMBC Housing Growth team and submitted as part of the planning application

4 Involvement

4.3 Conclusions

The opportunity to engage with the local community early in the process of bringing forward this Council led housing scheme will enable the Applicant to develop the planning application key parameters around suitable scale, layout and landscaping and future house types.



5 Design Proposal

5.1 **The Design Proposals**

This design and access statement explains the design principles and concepts that have been applied to the particular aspects of the proposals. These are;

- **Use and amount of development**
- **Access**
- **Layout**
- **Scale**
- **Landscaping**
- **Appearance**

5.2 **Use and amount of development**

How much of the development is proposed for residential development, i.e. the proposed number of dwellings;

5.2.1 Residential

The scheme intends to deliver a mix of 2 and 3 bedroom homes.

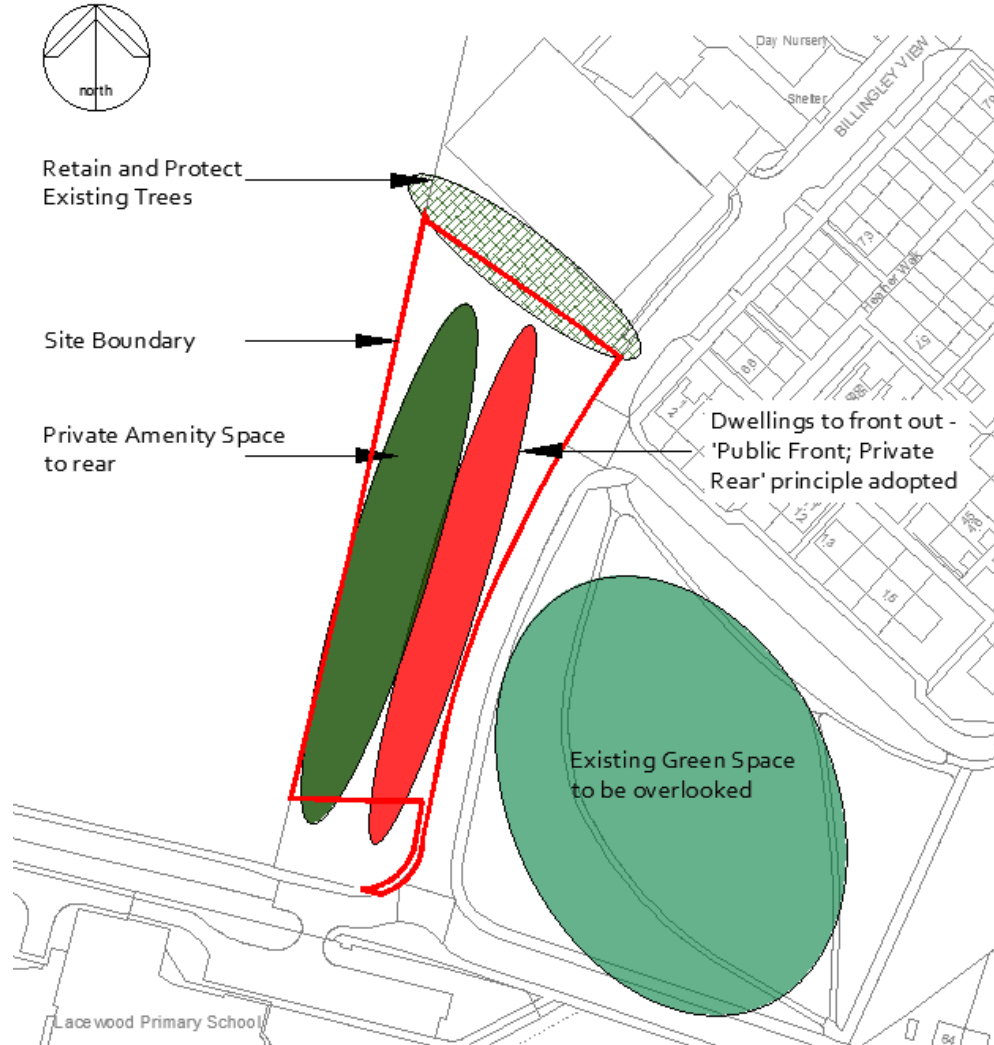
The site area nett developable area 0.49 Hectares

Number of Dwellings – 16No

Overall density 32.65 units/ha

5 Design Proposal

CONCEPT MASTERPLAN



5 Design Proposal

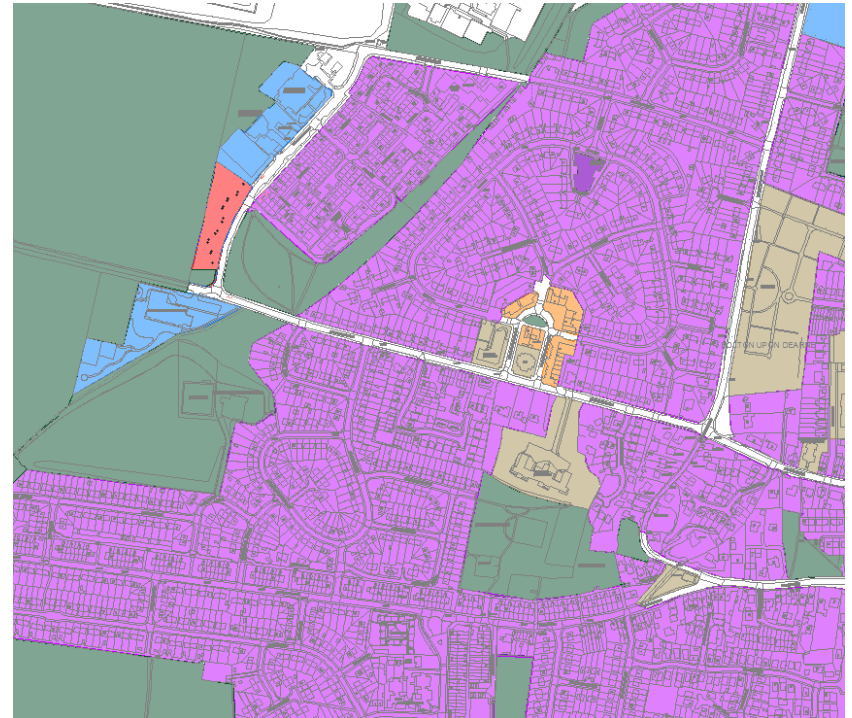
5.2.2

Public Open space

The new development will be of benefit for the existing community providing the opportunity to enhance this vacant site to the benefit of the local community

As shown within the site assessment section the proposed site benefits from the existing footpath and bus links to the wider local areas.

No open space is to be provided on site and a suitable contribution, if required, will be discussed as part of the planning application process



Local Land Use Plan

5 Design Proposal

5.3 Access

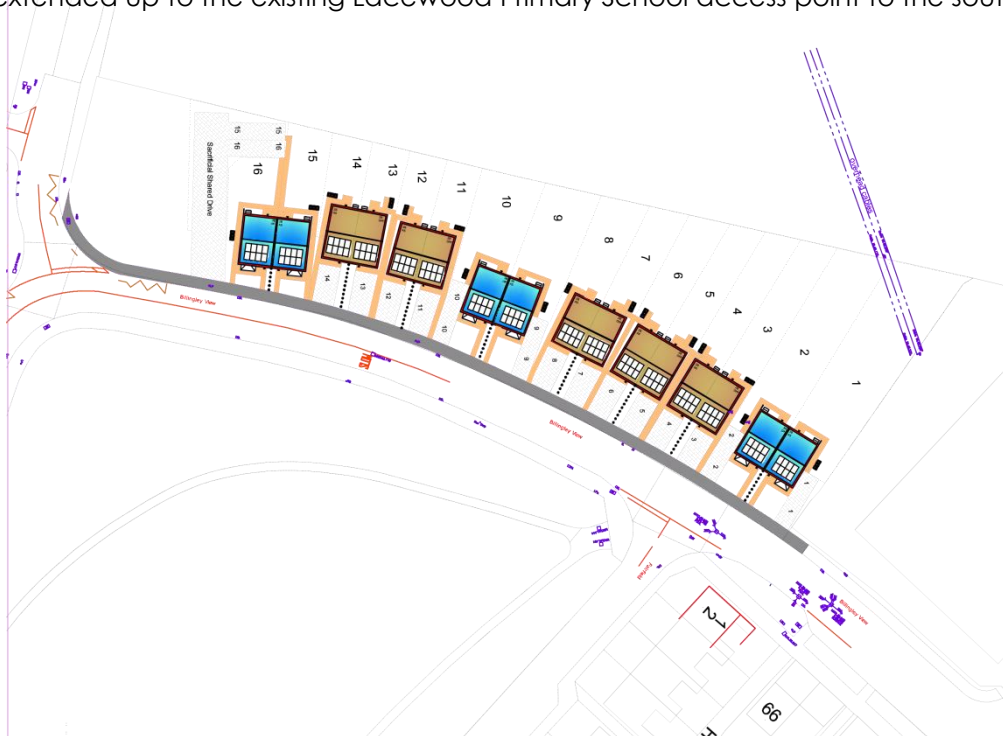
This covers accessibility to and within the site for pedestrians cyclists and vehicles. It considers positioning and treatment of access and circulation routes, and how these fit into the surrounding access network.

5.3.1 Movement and circulation

The application site will be accessed directly from Billingley View. The layout has been developed such that the adjacent adopted highway properly serves the site, and makes the most effective use of the land that is available for development. The development has further been designed to accommodate the proposed highway alterations to form the new access to housing site HS51 located to the south west of the development as identified in the adopted Local Plan

5.3.2 Footpaths

The development proposals include a new 2m wide footpath to the Billingley view frontage and this is to be extended up to the existing Lacewood Primary School access point to the south of the site



5 Design Proposal

5.3.3 Parking

Car parking has been a consideration from the outset.

The parking proposals have been determined with consideration to the BMBC Parking SPD adopted March 2012

Parking is predominantly provided as on plot parking and occasionally off private drive areas
Parking areas will be landscaped in order to soften the impact of hard standing areas and create a more attractive street scene.

The development will provide the following parking amenity:

- 2 Bed Dwellings – 1No allocated spaces + Visitor Parking bays at a ratio of 1No bay per two dwellings in excess of the local planning policy
- 3 Bed Dwellings – 2No allocated spaces per dwelling
- Visitor Parking – There is sufficient further opportunity for incidental on street visitor parking

The proposed parking areas are highlighted on the car parking strategy plan opposite



Proposed Parking Strategy Plan

5 Design Proposal

5.4 Layout

The way in which dwellings are provided within the development and their relationship to buildings and spaces outside the development has been fully considered.

5.4.1 Local Distinctiveness

The layout concept is to create a scheme that is a natural extension to the existing residential developments, whilst introducing a development with its own distinct character

As evidenced a mix of building forms and styles, including terraced, detached and semi-detached properties exist some behind front gardens and some close to the back edge of footpath. A cohesive design will create a development with its own character and identity

5.4.2 Continuity and Enclosure

The new houses define the urban edge of the area by virtue of the proposed orientation of the dwellings within the development

5.4.3 Safety and Security

The new dwellings are designed to overlook the street, footpath route, and parking areas, promoting a sense of security through the knowledge that there is surveillance from the on looking properties.

5.4.4 Maintaining existing features

The site is formerly low value paddock and grasslands with little in the way of existing features. + However, through consideration of the local Ecology and Arboricultural constraints a well designed landscape scheme will enhance the ecological value of the site

5.4.5 Storage and space

The scheme has been designed to the generally accepted separation distances to provide the required amenity space and privacy. Suitable provision for refuse collection and storage has also been considered and proposals to respond to this requirement is shown on the submitted layouts

5 Design Proposal

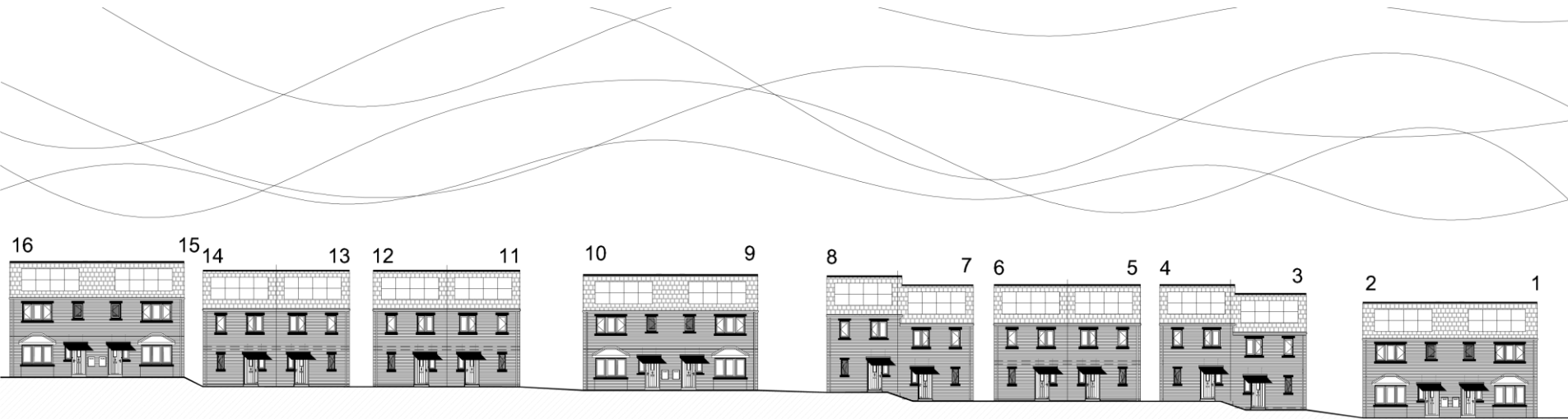
5.5 Scale *The height width and length of each building proposed in relation to its surroundings*

5.5.1 Defining Key buildings and Spaces

The proposal comprises a mix of two and three bedroomed dwellings designed at a human scale that is in keeping with the local vernacular

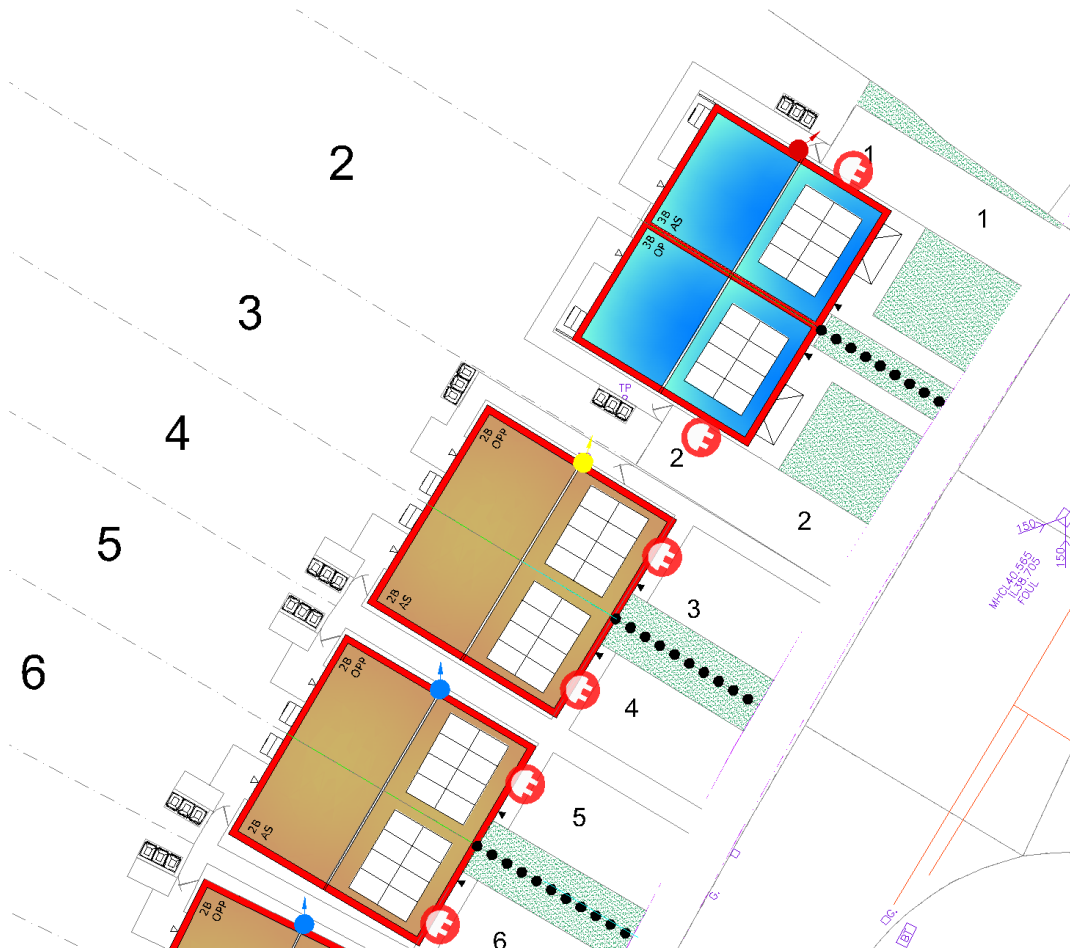
It is at key locations and along important frontages that materials may be varied to provide an extra level of interest to the street scene

Gable roofs are located throughout the development to maximise the use of sustainable technologies such as photo voltaic cells. The energy strategy for the development is discussed later







Proposed Street Scene

5 Design Proposal



ECOLOGY KEY

(Refer to Brookes Ecology Report for full details on ecology aspects)

-  Integrated Bat box location and aspect (2No)
-  Schwegler 1B nest box 26mm (3No)
-  Schwegler 1B nest box 32mm (3No)
-  Indicative location of hedgehog gap (130mm x 130mm)

5 Design Proposal

5.6.2 Arboricultural Assessment

Brooks Ecology have undertaken an Extended Phase 1 Habitat Survey to assess the ecological value of the site by documenting the habitat types present and the site's potential for supporting rare and protected species. There are no ecological interests that would prevent the development proposal.

Ecology Enhancement proposals have been identified and these are detailed in the submitted Ecology report No XXXX and an extract from the report detailing the enhancement works is provided in the following illustrations

An Arboricultural survey in accordance with BS5837:20102 and Arboricultural impact assessment have been prepared by Ecus Environmental and included within the planning application submission.

Checks with the Council's online facility identifies that the site is not covered by Tree Preservation Order (TPO) and is not within a Conservation Area.

The tree survey revealed a total of 32 items of vegetation (294 individual trees and 38 groups). Of these, 13 trees were identified as lying within the grounds of the Heather Garth Academy and fall mainly within retention category 'C' with 2 No trees classed as retention category 'U' items.

The assessment recommends protection fencing to the trees to the north be erected during construction.

All the individual trees and groups within the site are classified as either C2 or U
An extract from the tree survey is shown below

5 Design Proposal

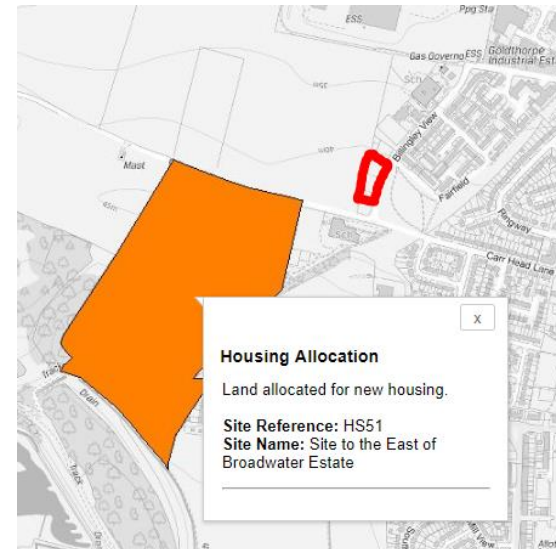
5.7 Appearance

Aspects of a building or place which determine the visual impression it makes excluding the external built form of the development.

It is important that where the proposals form a direct interface with the existing and surrounding areas, that the proposed built form creates both an attractive and appropriate character that reflects the local context.

The character that has emerged for the development has taken into account a range of factors relating to the site and its local context these specifically include;

- existing patterns of development coupled with the aim of creating a development with individual characteristics.
- relationship between the existing and proposed movement network, built form and features attributed to the site.
- relationship with adjoining schools, green spaces, and established residential areas
- future use of adjoining agricultural land
- future housing provision through allocated housing site HS51



5 Design Proposal

5.7.1 Architectural Styles and Materials

The main material used across the site will be predominantly a red facing brick with grey roof tiles

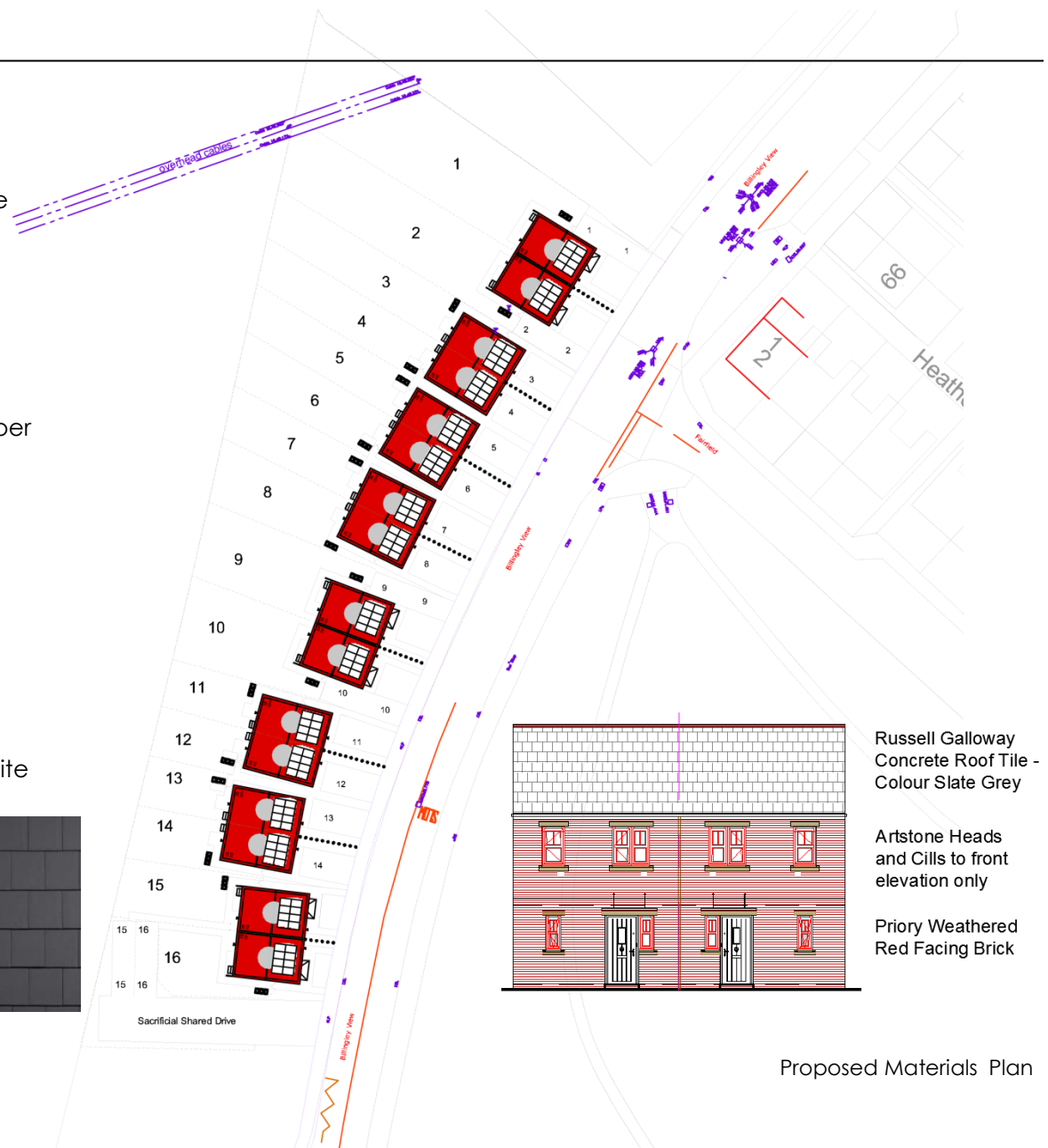
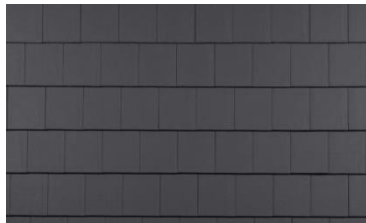
Simple roof forms are proposed with ridges running parallel to the street to maximise potential for sustainable technologies

Red roof tiles may be used to a limited number of properties to further enhance the visual interest of the street scene

Brick soldier window heads and cills are proposed on the side and rear of the dwellings.

Stone Heads and Cills will be used to complement the main elevations fronting Billingley View

The proposed materials plan is shown opposite and the proposed brick and roof tile below



Russell Galloway
Concrete Roof Tile -
Colour Slate Grey

Artstone Heads
and Cills to front
elevation only

Priory Weathered
Red Facing Brick

Proposed Materials Plan

5 Design Proposal

5.7.2 Surface Materials

Surface materials that are firm, durable, smooth and slip resistant in all weathers will be utilised within the development.

Different materials are proposed in order to distinguish between pedestrians and vehicular routes.

5.7.3 Street Furniture

Street furniture including lighting and signage will be located in clearly visible and logical positions with regard to public routes.



Typical example of Street Lighting



Typical examples of Block paved parking areas



Typical example of pcc buff paving

5 Design Proposal

5.8 Energy Strategy

It is a prerequisite requirement that this scheme leads the way for new developments in Barnsley in terms of energy efficiency and sustainability.

It is intended that the dwellings will be constructed in a way that exceeds the current building regulations and planning policy requirement. The Adopted Local Plan at paragraphs 20.7 and 20.8 states:

20.7 The Council's energy strategy 2015-2025 sets out the low carbon goals for the borough. The wider use of renewable energy is a key component of the strategy which contains an ambition for 20% of the energy consumed by the borough to be derived from renewable sources by 2025.

20.8 In addition our Housing Strategy 2014-2033 includes the Strategic Objective 'to ensure the design and delivery of new high quality, desirable and sustainable homes', and the key ambition is 'to achieve 15% renewable energy on new build developments'.

To this end we have undertaken an energy assessment of the site and aim to provide sustainable improvements in two ways:

1. Through a 'fabric first' approach and
2. Through the use of energy efficient technologies

5.8.1 Fabric First Approach

A Fabric First approach is the most sustainable approach to energy conservation in terms of longevity and reliability. We will use high performing insulation to reduce the thermal loss through the walls and roof of the dwelling. The use of enhanced performance doors and glazing will improve the thermal performance at the common weak spot within the dwelling, i.e. the openings.

A high performance air source heat pump will be provided to each new dwelling

We have specified an air leakage rate of 5.01m³/h/m² at 50 Pa in excess of the current building regulations requirement of 10m³/h/m² at 50 Pa

These elements are built into the dwelling and cannot easily be replaced, and will provide generally around an 8-10% improvement over building regulations requirements.

5 Design Proposal

5.8.2 Energy Efficient Technologies

To further enhance the energy efficiency of the development, and to future proof against any future noise issues in the area, a Positive Input Ventilation System (PIV) will be installed in the properties.

This type of system improves the ventilation within the dwelling and allows for the removal of window trickle ventilators. This improves the noise attenuation properties of the dwelling and at the same time allows the dwellings to be constructed to a more stringent air tightness level as previously described.

All the lighting units will be fitted with energy efficient bulbs.

Photovoltaic cells will be fitted to each property to raise the energy efficiency of the dwellings to an 'A' rating level on the Energy Performance Certificate for the dwelling.

To allow for the future accessibility of hybrid and electric vehicles, each property will be fitted with a suitably rated electric vehicle charging point. A typical example of a wall mounted EVCP is shown below

5.8.3 Conclusion

By combining both 'built in' fabric enhancements and renewable low carbon technologies it is envisaged that the dwellings will reduce their energy requirement by circa 40% when compared to standard housing developments

An energy and sustainability statement has been submitted with the planning application information to support this.



Typical example of a wall mounted electric vehicle charging point

5 Design Proposal

5.9 Secured by Design

The development will meet the requirements of Secured by Design 2019.

Easily accessible doors and windows will be fitted with ironmongery that comply with at least PAS23/PAS24 security rating.

The glazing to these windows will also be enhanced to increase security

Fencing and walling will allow for easy observation of neighbouring areas to prevent areas of the site being 'out of sight' and thereby reducing the opportunity for unobserved access to the properties.

Front boundaries will be defined by the use of suitable landscaping details with the height of any wall, fence or hedging being limited to a maximum height of 1m

Lockable gates will be provided to the rear amenity access point of each dwelling.

Security lighting will be provided to both front and rear access points and will be fitted with suitable pir/dusk till dawn sensors



Secured By Design 2019



5 Design Proposal

5.10 Conclusion

This Design and Access Statement has shown how the contextual setting of the application site has been considered to deliver a high quality design capable of delivering much needed affordable housing within the area.

The community has been fully consulted and engaged with during the development process

The design proposals have considered the comments received from the community and the submitted layout responds to these comments

The submitted site layout shows how the site can be developed to fit in with its surroundings in both plan and architectural form

The existing green infrastructure, ecology, access and drainage of the site has been assessed and solutions can be determined to facilitate future development in a sustainable manner as discussed in the submitted Arboricultural Assessment, Ecology Survey and Drainage Strategy

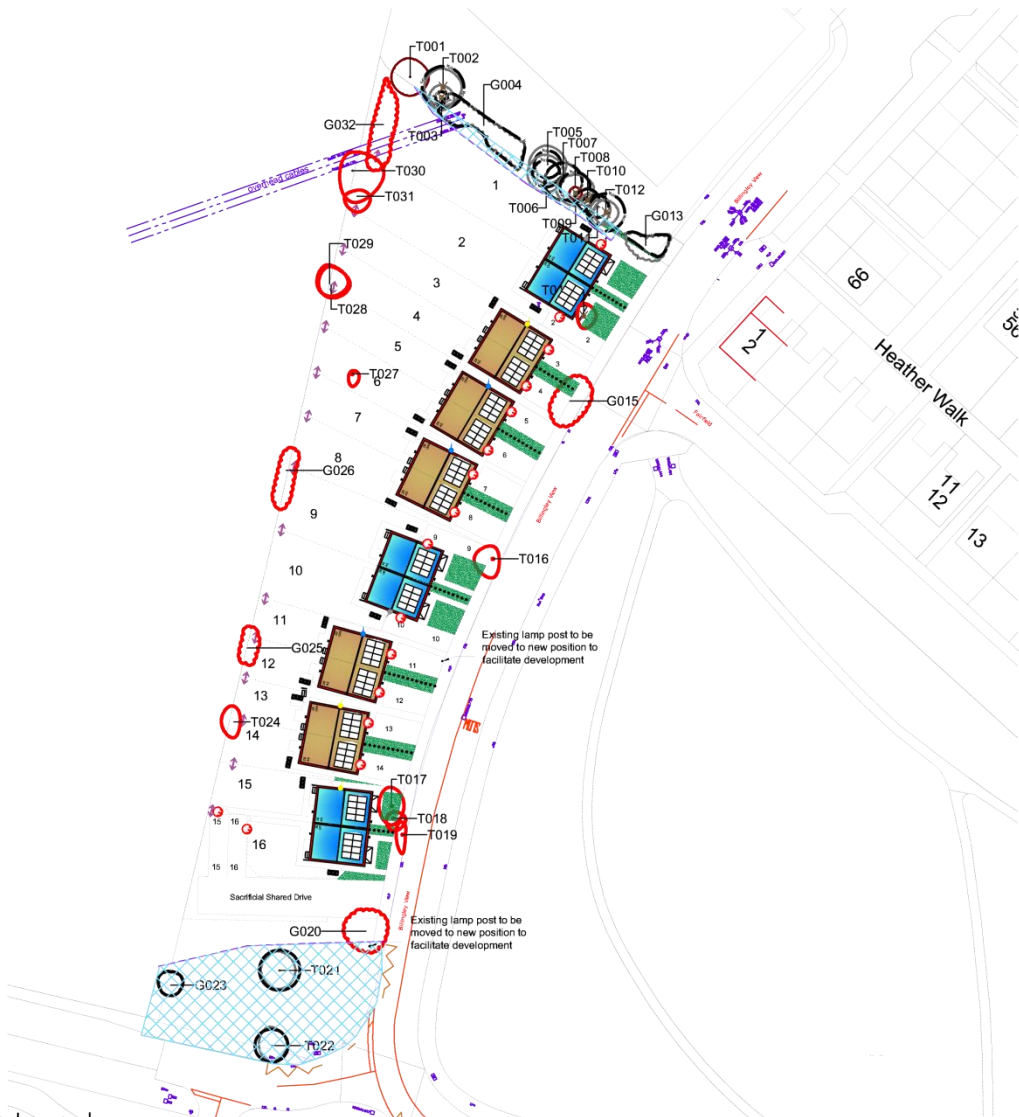
This statement explains how the site has been assessed in terms of energy requirement and sustainability and the submitted energy statement confirms the enhancements to be used in this development

The submitted layout that reflects all the points in this Design and Access Statement is shown below for reference

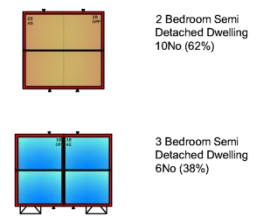
This statement has met the requirements of the Town and Country Planning (Development Management Procedure) (England) order 2010 and confirms the sustainability and suitability of this proposed developments and planning permission should be granted accordingly

5 Design Proposal

Billingley View, Bolton on Dearne



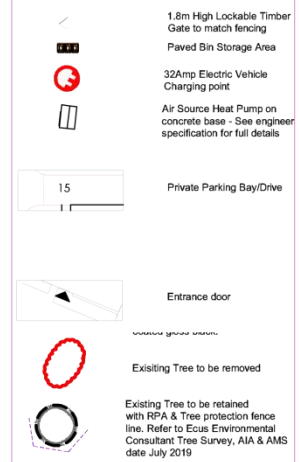
House Type Legend Kenworthy Rd House Types



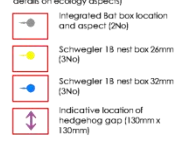
NOTE: All new dwellings on this site are to be provided as social units for rent

NOTES:
This drawing is provided for use in the design and build only and is not valid for any other process. NPS Property Consultants Ltd reserves the right to amend this drawing without notice. The design is subject to planning and other approvals. The drawing is not to be used for any other purpose without approval. Contact us for more information.

Legend



ECOLOGY KEY



SCALE (MM)		
PURPOSE OF ISSUE		
FILE STATUS CODE		
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<p>NPS Property Consultants Ltd GARDEN PLAZA SCAFFOLD STREET, GARRETT SOUTH YORKSHIRE, LE19 1JG TEL: 0114 276 1234 FAX: 0114 276 1235 EMAIL: info@npsgroup.co.uk</p>		
<p>CLIENT: Barnesial Homes</p>		
<p>PROJECT: Billingley View Bolton on Dearne Housing Development</p>		
<p>TITLE: Proposed Site Plan</p>		
<p>SCALES: 1:500</p>	<p>DATE: 25/03/19</p>	<p>DRAWN / CHECKED: IKC / JCP</p>
<p>FILE / DRAWING NAME: 19-1-1080</p>		
<p>PROJECT NO: 19-1-1080</p>	<p>ZONE: NP500</p>	<p>TYPE: PL</p>
<p>ROLE: A</p>	<p>ENCLOSURE NO: 003</p>	<p>REV CODE: P1</p>

REVISIONS:
A 20.11.19 Air source heat pumps with protective fencing added and paths adjusted as necessary

6 BFL 12

Integrating into the neighbourhood

1 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?

2 Facilities and services

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

3 Public transport

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

4 Meeting local housing requirements

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

Creating a place

5 Character

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

6 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?

7 Creating well defined streets and spaces

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

8 Easy to find your way around

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

Street & Home

9 Streets for all

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

10 Car parking

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

11 Public and private spaces

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

12 External storage and amenity space

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



1 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?

The scheme utilises the existing points of access, with provision for pedestrians and cyclists. The site connects with Billingley View and all highways are well surveilled and overlooked
Connections to the wider community have been and explained with the submitted Transport Statement.

2 Facilities and services

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

The proposal creates a continuous connectivity across the site. With an abundance of facilities and services accessible by public transport and good pedestrian links. The site creates a robust connection to these links.

3 Public transport

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

The scheme utilises the existing pedestrian points to public transport facilities. The bus routes offer frequent connections directly to neighbouring towns and city centres, including the town centres of Barnsley, Doncaster and Rotherham.

4 Meeting local housing requirements

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

The scheme will provide 16 affordable housing units. The housing mix is 10 two bed roomed properties and 6 three bed roomed properties

5 **Character**

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

The scheme is set amongst areas of post war housing with little or no architectural character.

As the site does not create a continuation of any of these areas, it benefits from being a separate community cluster with its own unique identity.

6 **Working with the site and its context**

Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

The existing site is a low value site in terms of amenity, ecology and public realm provision.

Due to the nature of the site (mainly low value grassland cover within the developable area) there is very little landscape retention possible, however the existing trees will be retained to the northern boundary

7 **Creating well defined streets and spaces**

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

A simple approach to the relationship with the existing highway network will provide a strong definition to the public realm.

A structured landscaping strategy across the edge of public realm will reflect the current green space opposite.

The orientation of the dwellings will further provide a secure well overlooked and surveilled street frontage

8 **Easy to find your way around**

Is the development designed to make it easy to find your way around?

Due to the size of the site, potential character areas within the scheme would be limited, and the vision of this site will present its own distinct character area and responds well to the wider community.

9 Streets for all

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

The scheme parameters propose residential dwellings along the street frontage.

The provision of a new adopted footpath along its frontage will provide a safe pedestrian route both to and from the site for the new residents and the wider community.

10 Car parking

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

A variety of car parking solutions are offered on the site, to include driveway parking, on plot parking and also a small shared drive, the scheme looks to encourage a more formal on plot parking approach, and to discourage antisocial parking, with each plot having its own parking space and visitor parking in excess of planning policies. A mixture of styles allows the opportunity for landscaped areas between the plots, and more visual interest, and a less vehicle dominated parking approach.

11 Public & private spaces

Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?

The public and private areas are proposed to be defined within the development with the use of soft landscaping features to frontages. The scheme looks to introduce incidental green areas to offer an attractive visual outlook. The rear amenity spaces of the dwellings will be protected with well constructed walls and fences

12 External storage and amenity space

Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?

External storage space will be offered in the way of a dedicated refuse and recycling storage area to the rear of properties to facilitate the local authority waste management strategy. All properties have an access route to the private rear gardens.