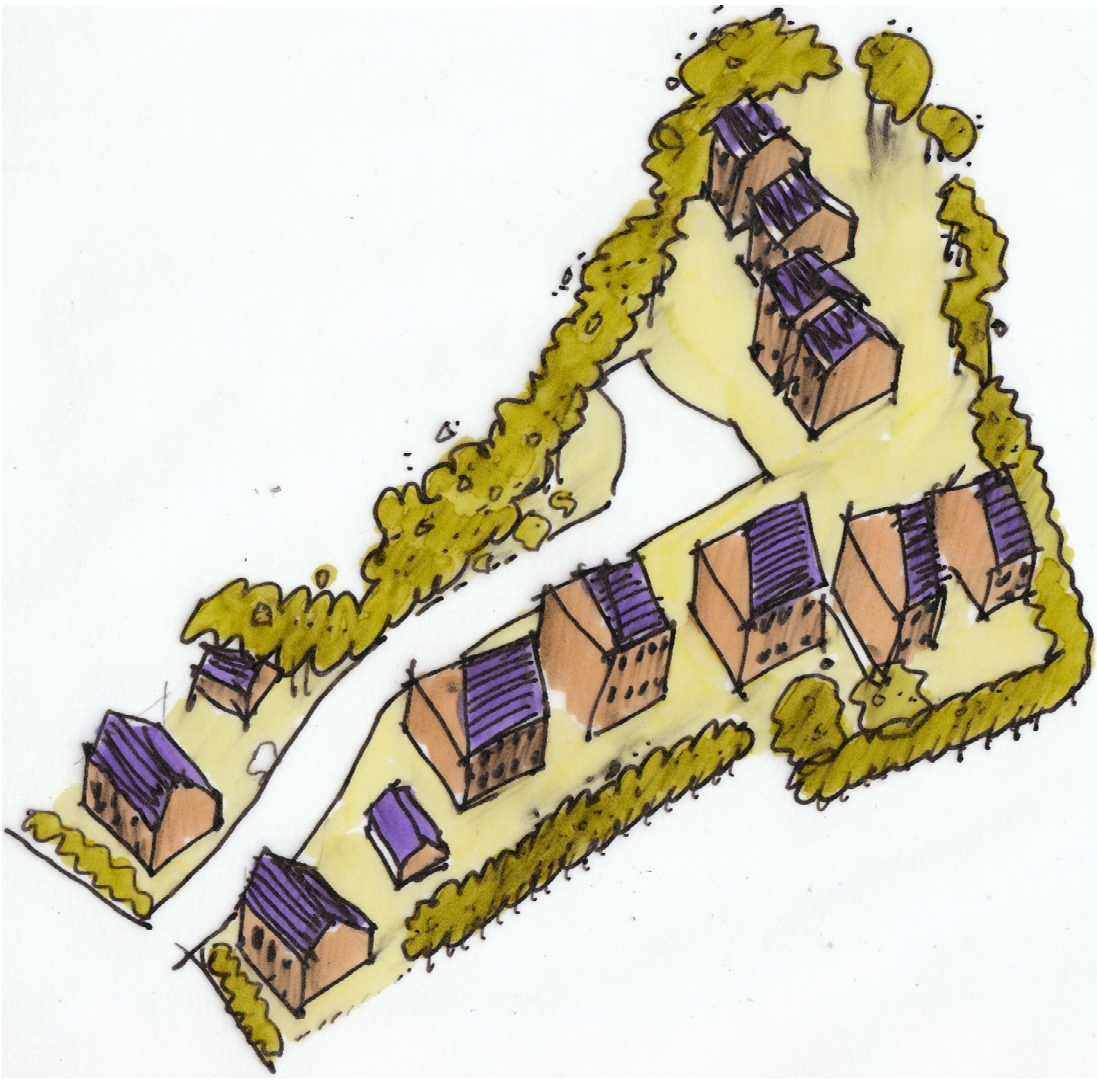
Space
architecture and design limited

The Studio
Lake House
Blackmoorfoot Road
Huddersfield
HD7 5TR

t: 01484 841423
f: 01484 847757

e: md@spacearchitecture.net
w: www.spacearchitecture.net

Design and Access Statement for
16 Dwellings
On land at
41 Wombwell Lane, Barnsley



This statement has been prepared using guidance provided by:

- South Yorkshire Residential Design Guide
- Barnsley LDF Supplementary Planning Document: Designing New Housing Development
- Manual for Streets
- CABE document 'Design and Access Statements: How to write, read and use them.'
- Code for Sustainable Homes

The format and Structure follows the suggested pattern in The South Yorkshire Residential Design Guide.

Use

The project is for 16 number 3 and 4 bedroom houses on a site that has a total area of 0.52 hectares.

Refer to appendix A for a combined site layout and site location plan.

Amount

The majority of the houses will be offered for sale on the 'open market' although a proportion will be available as affordable housing and as required by the policies of Barnsley Metropolitan Council**.**

The mix and type of houses is shown below:

Type	Description	Parking	Number
A	2½ storey, 3 bedroom	2 spaces: either 1 in separate garage and 1 on drive adjacent the garage or 2 on drive	6
B	2½ storey, 4 bedroom	2 spaces on drive to the side of house	6
C	2½ storey, 3 bedroom with study	2 spaces on drive and 1 space in integral garage	4

Internal Space Standards.

The houses have been design to achieve the internal space standards set out in The South Yorkshire Residential Design Guide, ie.

House Type A (3 bed / 4 person)

Room type	**Requirement (sq m)**	**Achieved (sq m)**
double bedroom	12	18.7 + 19.5
single bedroom	7	9.6
living / dining room	18	23.3*
kitchen	13	8.2*
bathroom	3.5	4
storage	4.5	2.3+1.2+2.4 = 5.9

* Although the kitchen is smaller than the requirement, it is a very economical shape and which can achieve a high level of storage and movement space. Note that the requirement for living/dining room and kitchen combined is 31 sq m, the design achieves 31.38 and therefore, the total amount of useable living space exceeds the requirement.

House Type B (4 bed / 5 person)

Room type	Requirement (sq m)	Achieved (sq m)
double bedroom	12	18.7+12.9
single bedroom	7	9.6 + 9.6
living / dining room	19	23.3*
kitchen	13	8.2*
bathroom	3.5	4
storage	5.5	2.3+1.2+0.7=5.2

*Although the kitchen is smaller than the requirement, it is a very economical shape and which can achieve a high level of storage and movement space. Note that the requirement for living/dining room and kitchen combined is 32 sq m, the design achieves 31.38 and therefore, the total amount of useable living space only *just* falls short of the requirement.

House Type C (3 bed / 4 person)

Room type	Requirement (sq m)	Achieved (sq m)
double bedroom	12	16.4+12.1+12
single bedroom	7	n.a.
living	15	15.5
Kitchen / dining	12	21.9
bathroom	3.5	4.9
storage	5.5	0.5+0.8+1= 2.3*

*Although this figure shows a shortfall, a part of the integral garage will inevitably be used for storage and will make it up. The dimensions of this garage fall short of the Highways Department's requirements, hence the provision of 2 no. car spaces on the drive and so the garage may be used as one large storage area whilst still maintaining the requirement for 2 no. car spaces required for this type of dwelling.

Parking provision standards.

The houses have been design to achieve the parking space standards set out in The South Yorkshire Residential Design Guide, ie.

Type A houses (facing Wombwell Lane) have 1 no. garage space (3.0m x 6.1m) and 1no. external space

Type A houses (elsewhere) have 2 no. external spaces to the front of each house (each 2.5m x 5.0m) and with adequate space between the spaces to allow good access to the front door.

Type B houses have 2 no. external spaces at the side of each house (each 2.5m x 5.0m) and on a driveway that is 3.0m wide and of sufficient length to give 0.5m between the parking space closest the road and the front elevation of the house.

Type C houses have 2 no. external spaces and an integral garage. Although the garage does not achieve the internal requirements of The Highways Department, it will measure 2.95m x 5.37m and so is adequate for most cars. The garage, therefore represents over provision of parking space. Each of the external parking spaces are 2.5m x 5.0m and are set on wide driveways that give good pedestrian access to front doors.

Pre application discussions between PAH Highways Consultants and The Council Highways Department concluded that there was no requirement to provide visitor parking within the site.

A bin storage enclosure is provided at the rear of each house.

Layout

The site layout is based on that shown in the previously submitted and approved outline application ref. 2009/1324 dated10th February 2010.

A number of assessments were made at the initial stages of the design process to find out whether the site could reasonably sustain more than 16 houses, It was concluded that it could perhaps sustain 18 houses of a similar size and design as the current proposal. However, it was felt that the general site layout, the space around some of the houses and the provision of shared open space would be unduly compromised and it was therefore decided to develop the design with 16 dwellings.

The current site layout, although based on that shown in the previously approved scheme is felt to offer an improvement upon it.
The improvements are based on a detailed analysis of the appearance and existing attributes of the site and the area immediately surrounding it.

To the north-west boundary of the site, there is a cluster of two storey quasi retail and office buildings. They are constructed with a mixture of brick and profiled metal cladding. Behind these buildings, there is a large hard surfaced goods yard, part of which wraps around towards the south and which becomes the rear third of the site. There is a narrow ribbon of trees that runs along this boundary and which partly obscures the existing building just outside the site.

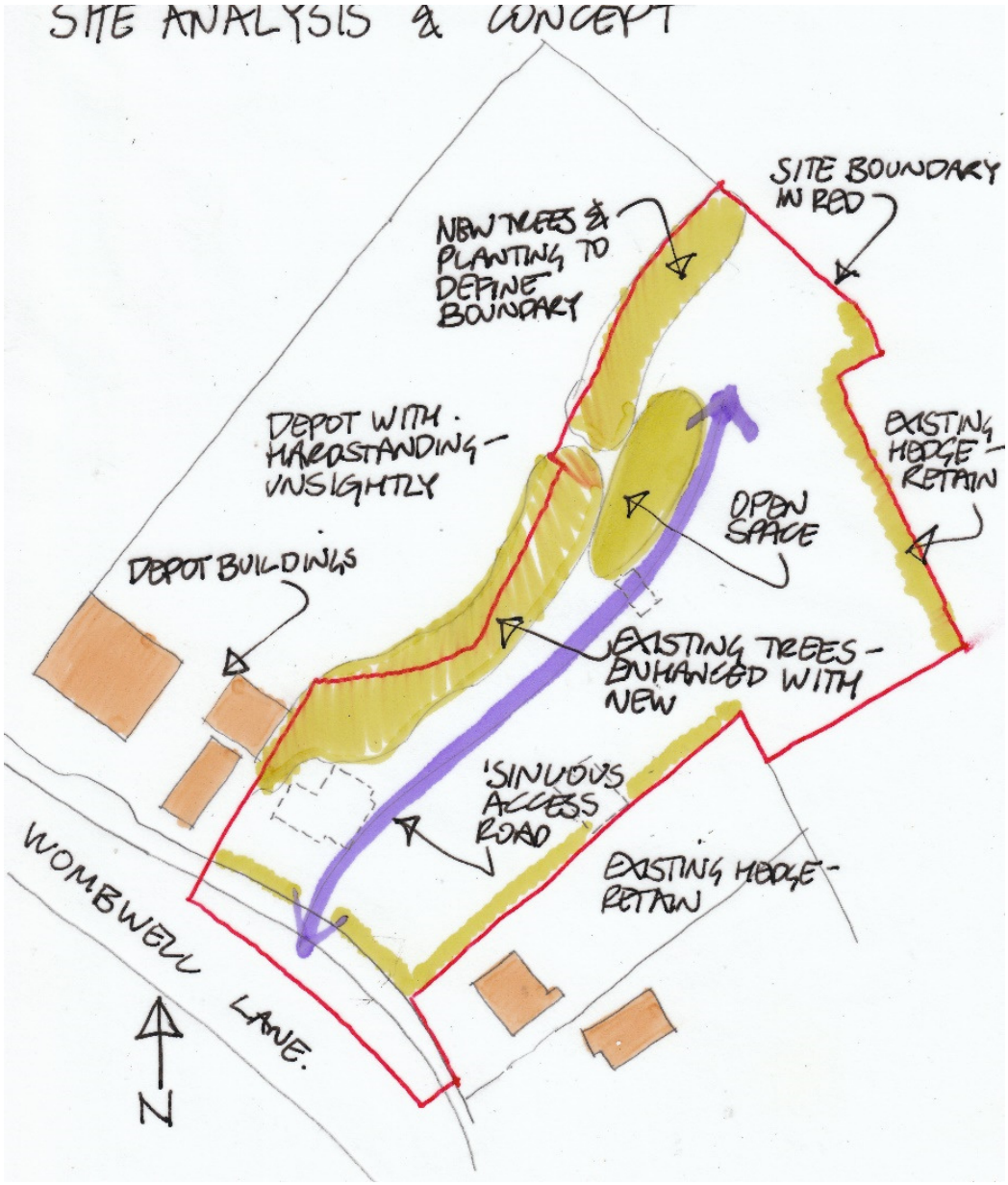


Office / industrial use adjacent to the site



Office / industrial use adjacent to the site

One of the main design concepts incorporated into the scheme is that this ribbon of trees is enhanced with new additional trees to make it thicker and that it is also extended so that it creates a continuous ribbon that runs along the entire length of the boundary. The access road through the site runs more or less parallel to this ribbon and this combination helps to visually bind the rear part of the site to the front. It also acts as a visual shield that helps to block out the buildings to the north west and which have a low visual amenity value.
This is shown in one of the initial concept sketches that was produced as is shown below.



The area to the South-East of the site is residential. It is predominately made up of quite widely spaced dwellings. Much of the site boundary along this site is marked by well established evergreen hedges, some of which are within the site: some of which are just outside. They form a natural and distinct boundary that will be retained. This, too, is shown in the landscaping plan.



Aerial view of site with application boundary shown in red

There is a nicely detailed approximately 1.0 metre high brick wall along the Wombwell Lane boundary. Behind this, there is a well established hedge. Most of the wall will be retained (the only part to be removed will be that necessary to form the new site entrance) and the hedge will be trimmed back. This will form a strong, well defined edge to the site and which will help give it identity.

This was developed into the landscaping plan as shown in appendix A.

Scale

The houses will be 2 storeys high with an attic bedroom in the roof space. The attic bedrooms will have dormer windows although the type A houses that face onto Wombwell Lane will have only roof lights on that elevation and so that the side that faces the street will have more of a conventional two storey appearance and which will compliment the adjacent existing houses.

Appearance

The houses will be constructed of red/orange brick with concrete tiled roofs and so will be consistent with the existing housing to the South East of the site. Their general massing and scale and the amount of space between them will be similar to much of the recent housing built in Barnsley.



Late 20th century Housing immediately to the S.E. of the site



Early 20th century terraced housing to the N.W. of the site

Access

The site is in a very sustainable location.

The table below shows the distances to local facilities.

Facility	Distance
Bus stop – NW bound	50 metres
Bus stop – SE bound	120 metres
Retail hub (around Doncaster Road and Wombwell Lane junction Incl Lloyd's pharmacy, McDonalds restaurant, Aldi etc)	1 Km
Oakhill Primary School	1 Km
Netherwood Secondary School	2.5km
Tesco Superstore	600 metres
Trans Pennine Trail	Adjacent to the site
Barnsley Town Centre	4 Km
Open countryside and access to public footpaths	Adjacent to the site

Additional information is provided in the separate Transport Statement provided by PAH Highway Consultants.

The layout of the site has been designed to provide an inclusive, safe and secure environment for all users.

The roadway, pedestrian and driveway areas have been designed in accordance with advice in Manual for Streets, The South Yorkshire Residential Design Guide and the requirements of Barnsley Council Highways Department.

The majority of driveways are either already wide enough or can be modified to achieve the width required for Lifetime Homes standard. Pedestrian access through the site follows a clear and logical route and access to all principle entrances is easy. All entrances will have a ramped approach with low profile door threshold strips.

The provision of adequate toilet provision within the principle access storey and space for adequate and easy movement in and around the houses for disabled persons will meet the requirements of part M of The Building Regulations.

Appendix A

Site Layout and Site Location Plan.

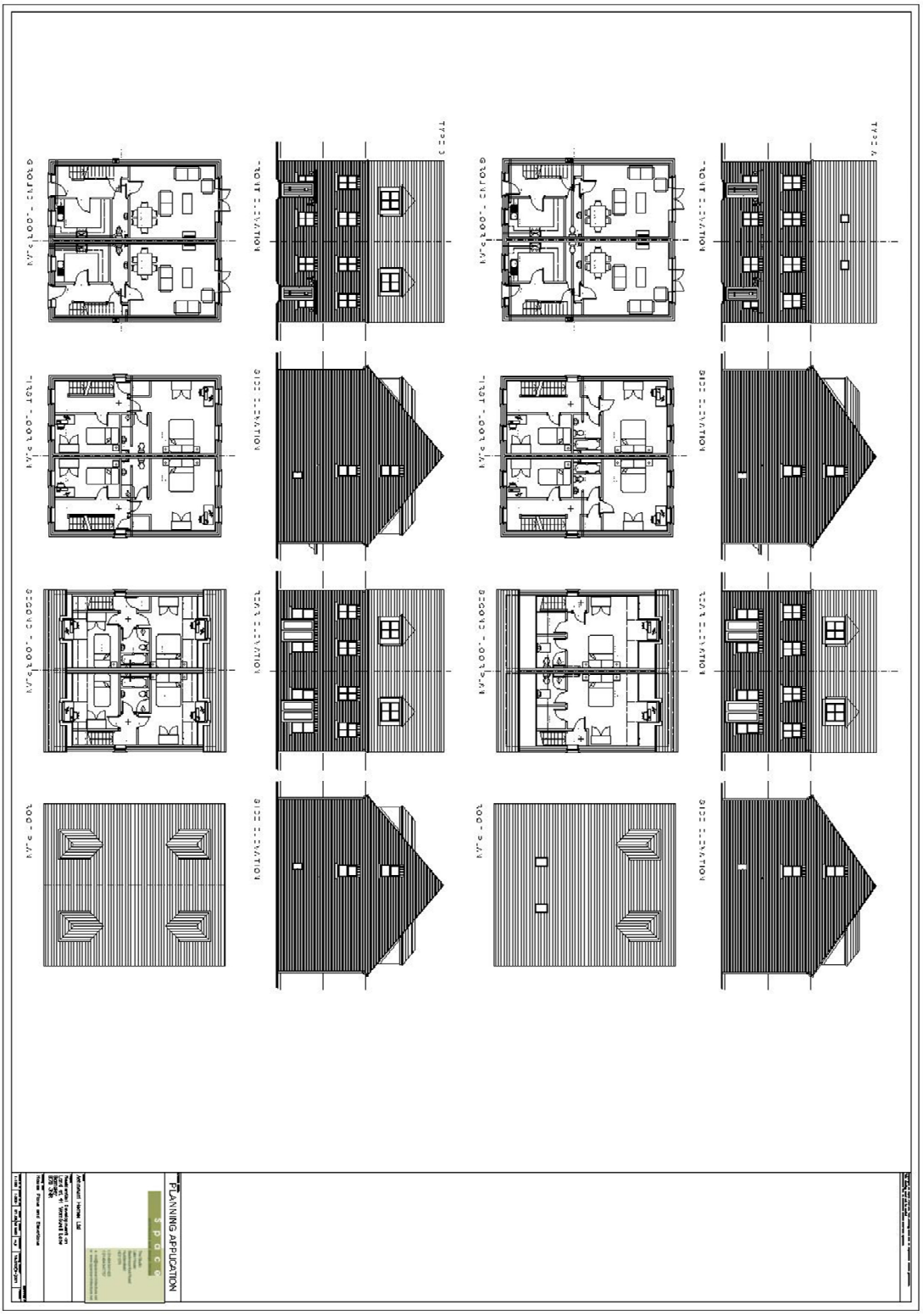


Appendix B
Landscape Plan.



Appendix C

House Plans and Elevations.



TYPE C



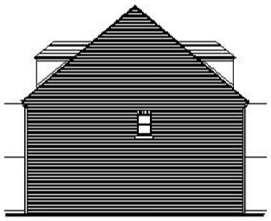
FRONT ELEVATION



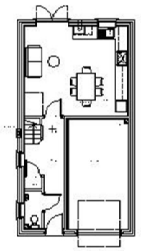
SIDE ELEVATION



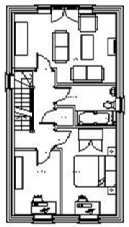
REAR ELEVATION



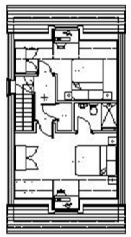
SIDE ELEVATION



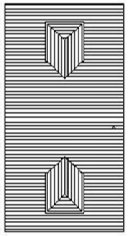
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

PLANNING APPLICATION

space

Ashmount Homes Ltd

Residential Development on
Land at 41 Wrisbrit Lane
Bolton
BT2 3NR

House Plans and Elevations