

# Design and Access Statement

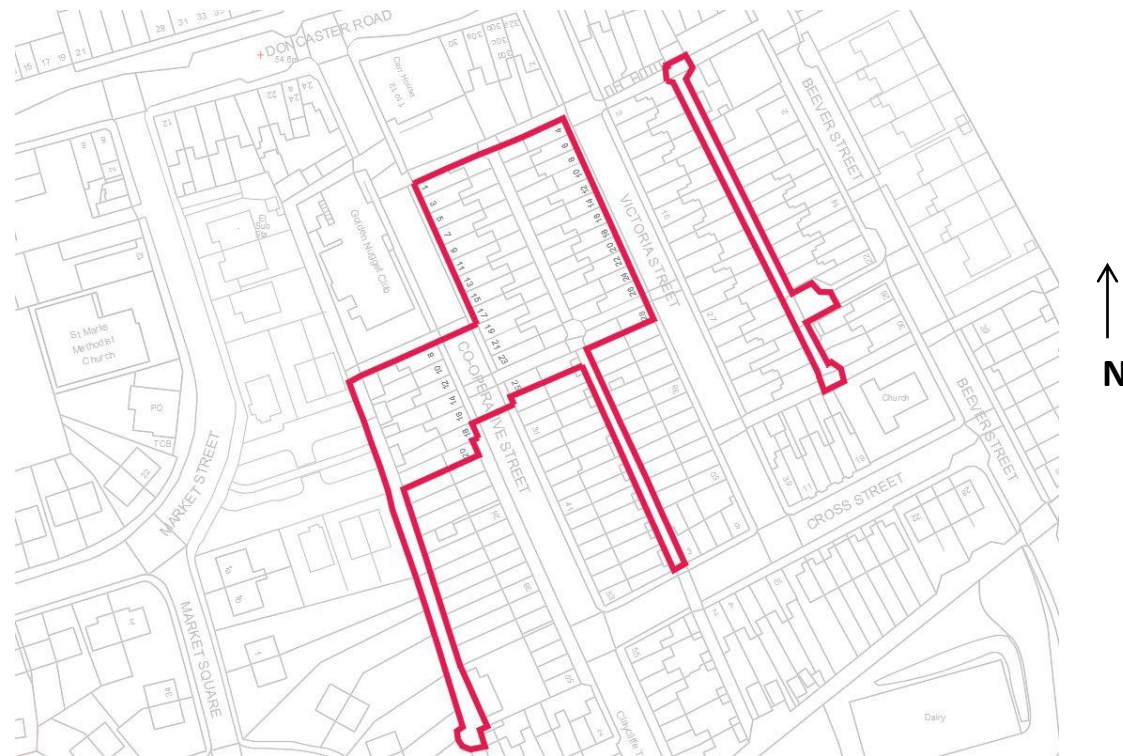
New Housing Development & Public Realm Works,  
Goldthorpe

Rev P1 –01.07 2024

Rev P2 – 01.08.2024



**BARNSLEY**  
Metropolitan Borough Council



This design and access statement explains the rationale behind the design of a residential scheme and associated public realm works to redevelop an area currently occupied by terraced houses constructed pre-1919 that are bordered by Co-Operative Street and Victoria Street, Goldthorpe and the recently developed Market site (Lapwing View).

This statement details the proposed scheme, contains a written description and justification of the application in design terms and is accompanied by a range of photographs, maps and drawings to illustrate and demonstrate the points made.

The statement includes :

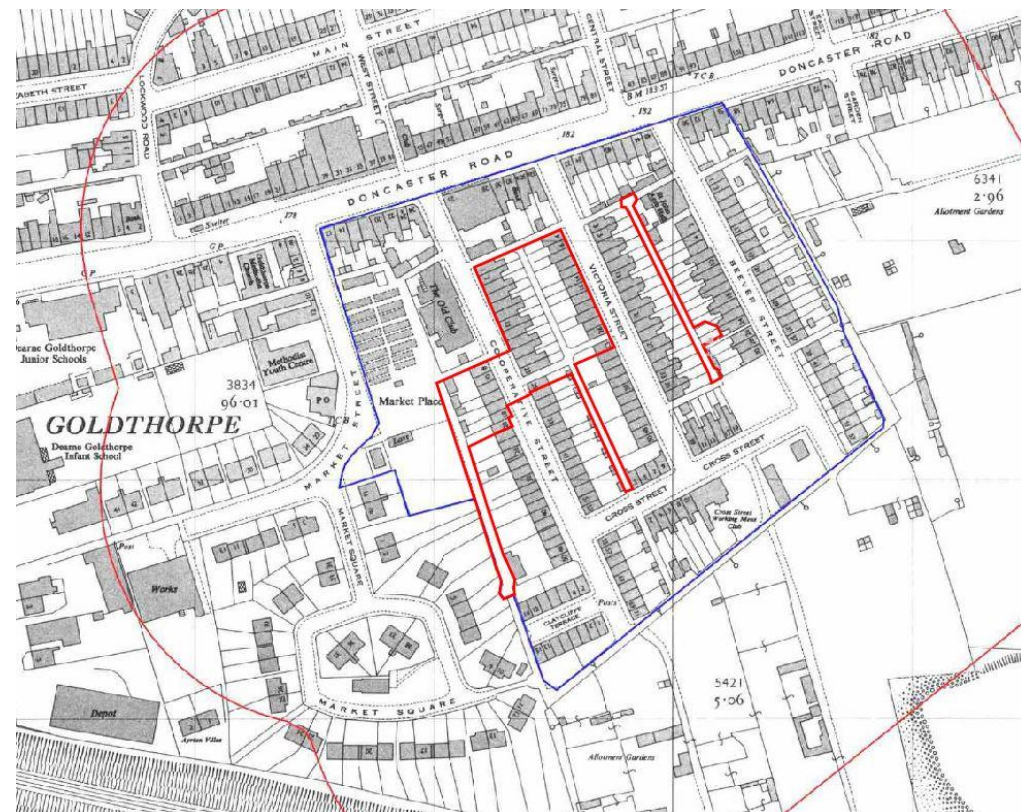
- site analysis
- commentary on the use and quantum of development
- an explanation of layout and scale
- landscaping
- details of illustrative external appearance and scale.

It also includes an explanation of the sustainability of the proposal, and the required description of access arrangements.

This statement is considered to be fully in accordance with Government Circular 01/06, 'Guidance on Changes to the Development Control System'. It reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use Them'.

- Assessment
- Involvement,
- Evaluation and
- Design.

Above: Site location plan



Above: Historic map 1961



*Above: Aerial view of site (prior to construction of Lapwing View on old Market site & car park)*

## Context

In 2019 the government invited one hundred places to develop proposals for a Town Deal and to bid for funds of up to £25m. The funding was to be used to increase economic growth with a focus on regeneration, improved transport, better broadband connectivity, skills and culture.



**N** The Goldthorpe Towns Fund Board, supported by Barnsley Council, secured a funding allocation of £23.1m which is supporting five major projects in Goldthorpe, Thurnscoe and Bolton upon Dearne.

The Goldthorpe Housing Project (GHP) is one of the five major projects approved by Barnsley Council's Cabinet and government.

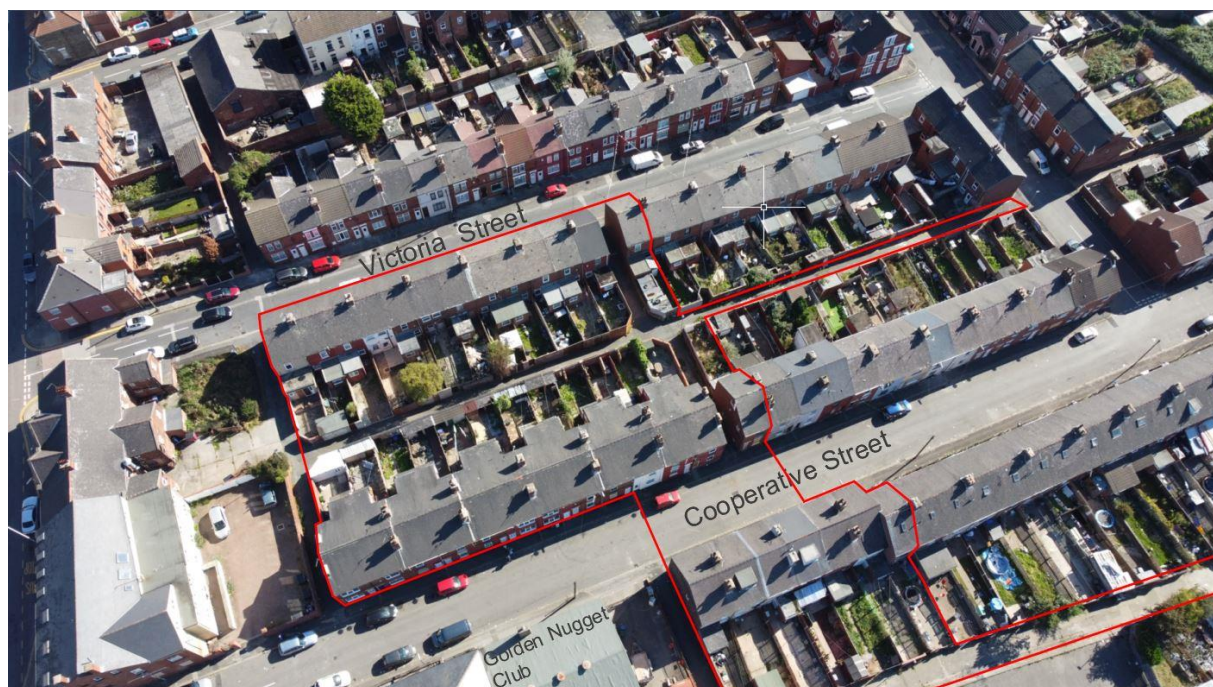
The GHP aims to revitalise an area of traditional terraced housing close to the centre of Goldthorpe. This cluster of streets, characterised by pre-1919 terrace properties, includes Co-operative Street, Victoria Street and Beaver Street. This will be achieved by selective demolition, new build, property improvements and enhanced public realm and green spaces.

The GHP will diversify property type and tenure through the clearance of pre-1919 properties and the development of nine highly energy efficient and affordable new Council homes.

The projects wider aims are to:

- Improve the natural environment
- Improve the physical and mental health and wellbeing of residents by:
  - Creating linkages to the wider area to promote active and sustainable travel
  - Delivery of high- quality new homes
- Create a safe living environment with reduced levels of empty properties, anti-social behaviour, fly-tipping and crime
- Enhance land and property values

**Continued**



*Above: Aerial View of Areas For Proposed New Build Housing & Green Space (prior to demolition)*

The GHP site is an area of traditional, closely packed terraced housing across two streets in the centre of Goldthorpe, close to the high street shops and community facilities. The regeneration work already undertaken in this area - referred to as the pre-1919 streets - has focussed on replacing poor quality housing with spacious, energy efficient homes to meet housing needs within the area.

In 2019, the council acquired and demolished nineteen terraced houses on Beaver Street to the east of the proposed development site. Eight accessible bungalows were built on the cleared site and the development won an LABC (Yorkshire and the Humber) award for Best Social Housing Development.

To the west of the site is Market Street where a new development of nine council homes (Lapwing View) was completed in January 2024 on the former market compound and car park. The housing offer is a mix of bungalows and two and three bedroomed houses.

Many of the existing properties in the proposed development area are privately rented, many with landlords living outside the borough. High turnover of tenancies and inappropriate lettings by some landlords has led to high levels of anti-social behaviour. By providing new council homes, the tenure mix in the area can be re-balanced to establish a more stable community. Tenancy and estate management will continue to be provided through joint working of council and Berneslai Homes staff and support to private owners and landlords.



*Above: Photo of site showing car park and vacant market place prior to development creating Lapwing View*



*Above: Photo showing recently completed Lapwing View development with east-west open green space in foreground of rear existing terraced houses to Co-Operative Street*

## Proposed Use

Following demolition and clearance of 30 terraced properties (forming a separate planning submission), the Co-Operative Street / Victoria Street site will be developed by Barnsley Council's Strategic Housing Team to provide nine new houses – a mix of two and three bedroom properties.

The properties will be built to the council's Low Carbon standard with a fabric first approach to include increased cavity and roof insulation with double glazing as well as add-ons of Air Source Heat Pump heating systems, solar panels and batteries.

The development will include improvements to the public realm and formation of new green spaces. The east to west pedestrian access from Market Street (part of the Lapwing View development) will be continued to form an open corridor through the area maintaining the well-established access - vehicle and footpath – to and from the surrounding roads.

In- curtilage parking will be provided to each house in line with current planning guidance.

This project will be complemented by another Towns Fund project: the delivery of a Housing Retrofit scheme. Up to eighty-three pre-1919 properties in the vicinity will receive energy efficiency measures including external wall insulation to improve housing conditions for the health and well-being of residents.

The development will require new connections into the existing foul and surface water drainage systems and new drive access points off the adjacent highway.

The proposed site plan provides on-plot parking to the side of the properties in accordance with the new Parking SPD. The properties will have pedestrian access points from the existing footway along Co-Operative and Victoria Street.

## Co-Operative and Victoria Street Public Realm Improvements

This proposal outlines the proposed public realm improvements for Co-Operative and Victoria Streets, which are designed to seamlessly integrate with the new housing development and enhance the area for all residents.

### Key Features:

- **Attractive Green Spaces:** A new green corridor will be introduced between the houses within Co-Operative Street, creating a welcoming pedestrian connection between the Market Street Lapwing View development and Victoria Street. This space will not only enhance the area's appearance but also promote sustainability and biodiversity, aligning with Barnsley Metropolitan Borough Council's aspirations.
- **Prioritising Pedestrians:** To prioritise pedestrian safety and create a more cohesive green area, a raised table will be constructed within Co-Operative Street in accordance with Manual for Streets guidance. This will effectively level the existing highway with the footpath, requiring a ramped approach for vehicles. The raised area will be paved with durable, low-maintenance concrete blocks laid in a herringbone pattern with mortared joints. The ramped sections will be finished with tarmac to improve durability.
- **Traffic Calming Measures:** To further enhance pedestrian safety and discourage speeding, the highway will be narrowed to a single lane. Different coloured paving will visually distinguish pedestrian zones from traffic areas. Street trees will be strategically placed within the highway to deter vehicles from venturing into pedestrian areas and act as visual cues for crossings. These trees will be planted in designated pits with appropriate soil volume, drainage, and aeration for healthy growth. Heavy-duty tree grilles with a block-paved finish will be installed to withstand vehicle overrun and maintain a consistent aesthetic with the surrounding paving.

Continued



*Above: Photo of existing terraced properties proposed for demolition on Co-Operative Street to be replaced by New Build Housing & open space*



*Above: Photo of existing terraced properties proposed for demolition on Victoria Street to be replaced by New Build Housing & open space*

Scale 1:100



**Planting Scheme:**

- **Security and Privacy:** The planting scheme prioritises security for residents by incorporating defensible thorny plants adjacent to rear property boundaries.
- **Year-Round Beauty:** Robust, compact trees will be selected to ensure manageable canopy sizes and minimize future maintenance needs. These trees will be chosen for their vibrant autumnal foliage, flowers, or berries, fostering biodiversity within the area.
- **Eco-Friendly Landscaping:** An eco-friendly, species-rich lawn mix will be used, allowing for flexible mowing heights and promoting biodiversity. Grass mounds will be incorporated to add visual interest and provide natural play areas for children. By allowing the grass on these mounds to grow taller, wildflowers can flourish, creating an additional layer of interest.

**Rear Alley Improvements including upgrades to Rear Boundaries:**

- The existing rear alleys are in a dilapidated condition, are subject to and promote ASB, fly-tipping, theft from vacant properties and graffiti. They do not present a welcoming thoroughfare for residents / visitors to circulate around the local area. Works include the re-surfacing of the existing alleys and improvements to existing rear boundaries.

**Street-lighting & CCTV:**

- The scheme includes the upgrade of existing street light lanterns on retained columns and provision of new street light columns to suit the proposed site layout and as part of the alley improvement works. BMBC Streetlighting have provided a design layout and Northern Power Grid consulted to carry out the associated cabling works.
- The scheme will include the provision of CCTV lighting columns to cover the green spaces and rear alleyways.

This proposal aims to create a more welcoming, sustainable, and vibrant environment for both new and existing residents of Co-Operative and Victoria Streets.



Above: View from alley looking towards Doncaster Road (in between Co-Operative & Victoria Street)



Right: View from alley looking towards Co-Operative Street



*Above: Photo of alley to rear of Co-Operative looking south.*

*Above: Photo of alley between Victoria Street & Beaver Street looking north.*



Above: Proposed site plan extract

The site layout aims to maximise the number of plots in the space available following demolition of the existing terraces whilst remaining sympathetic to the surrounding streetscapes and giving appropriate garden spaces along with spaces for bins and cycle storage.

A planning pre-application was submitted in April 2023. An over-looking concern was highlighted and a number of design changes have consequently been made.

To avoid directly facing dwellings with a back to back dimension of less than the 21m stated in the SPD – Design of Housing Development (Barnsley Local Plan), a number of plots were rotated to avoid direct facing. Window pods have also been added to certain habitable first floor windows to minimise any over-looking risk. The pods have been angled on plan and work in conjunction with other pods on opposing dwellings. A study plan has been produced which has been agreed in principle as part of the pre-application process.

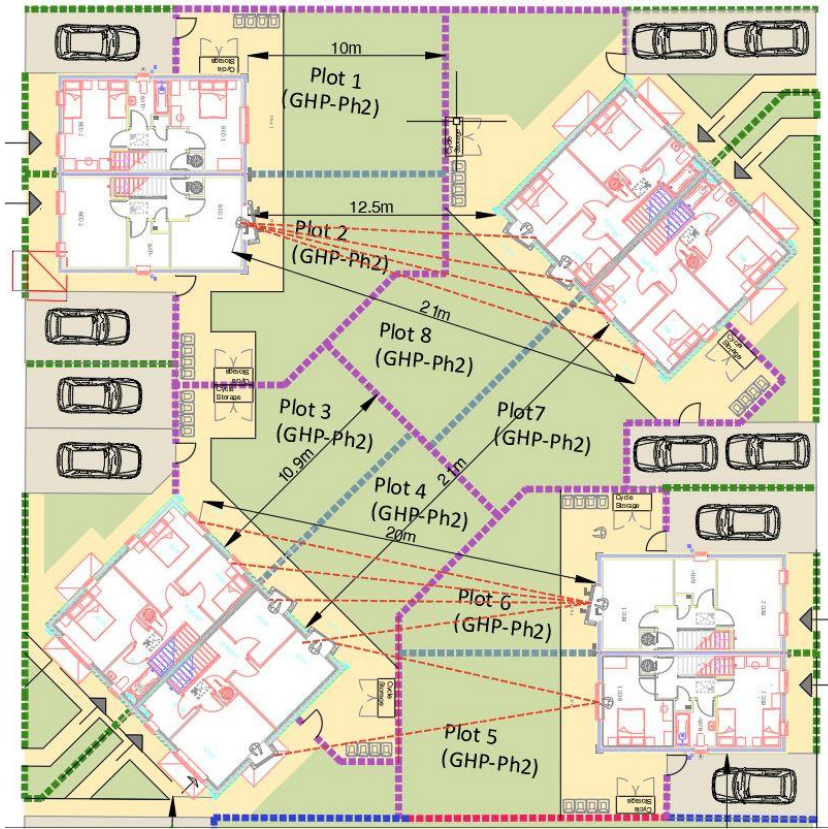
With the exception of the point mentioned above, the properties have been suitably spaced and comply with the minimum separation distances outlined in the South Yorkshire Design Guide.

All plots include in-curtilage parking spaces (drives to the side of the properties). Driveways have been sized at 3.3m wide to allow side by side parking between plots.

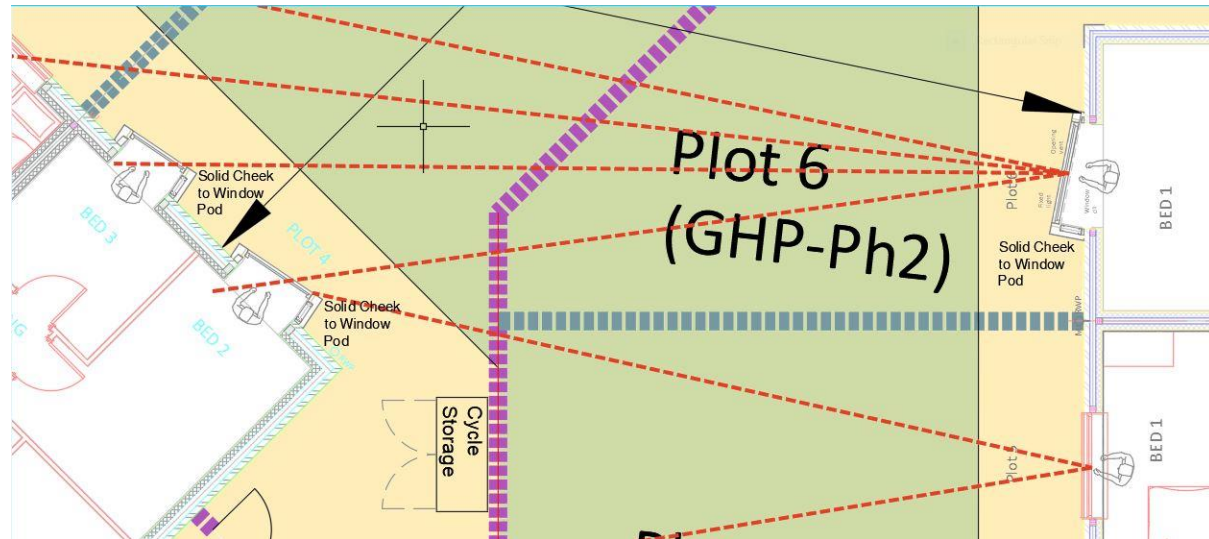
The scheme was subject to a Design Panel Review in June 2023. Comments have been considered and addressed where possible.

Plot 9 has been planned such that the drive has been positioned to provide a buffer between the property and open green space to prevent the feeling of the property being the `keeper` of the green space. The rear garden of Plot 9 has also been extended across the adopted alley to minimise any feeling of isolation given its single status.

Continued.



Plan extract of Over-looking study showing effect of window pods to first floor rooms



Larger scale plan extract of Over-looking study showing typical window pod arrangement

Boundary treatments have been varied to provide additional visual interest in the site and to suit new plots adjacent to open green spaces. Fencing to the front of plots facing the road is designed to suit highway visibility splays to new drives and give good natural surveillance. Where rear gardens abut open spaces then brick wall and timber panel fences will be provided to give a feeling of security and privacy.

A Noise Impact Assessment has been carried out with acoustic fence provision recommended to protect the rear garden of Plot 9 from the noise impact of the Golden Nugget club.

The layout has been designed in line with Secured By Design (SBD) guidance and aims to achieve SBD Gold standard upon completion.

Two new open green spaces (public realm) are to be provided that include a public foot-path giving access from the recently completed Lapwing View development open space across to Victoria Street. Soft landscape and planting proposals form part of this application.

Front gardens of all the houses will link directly onto the existing highway footpath.

To improve natural surveillance, light and ventilation, new bay windows and first floor bedroom windows are proposed to be introduced to the existing gable ends of 20 and 25 Co-Operative Street and 28 Victoria Street along with a new gable end formed to 20 Co-Operative Street following demolition of No.18.

The existing adopted alleys forming part of the proposals will be subject to a Stopping-Up application.

With regard to extending the rear garden of Plot 9 across the adopted alley, it is proposed the existing NPG street-light cabling in that location is modified and that the existing YW sewer will be granted an easement given the existing manholes will be outside of the private garden.

The proposals have been reviewed with BMBC Highways as part of an ongoing design consultation with various stakeholders within BMBC with comments actioned appropriately.



Concept image of window pods showing powder coated aluminium finish



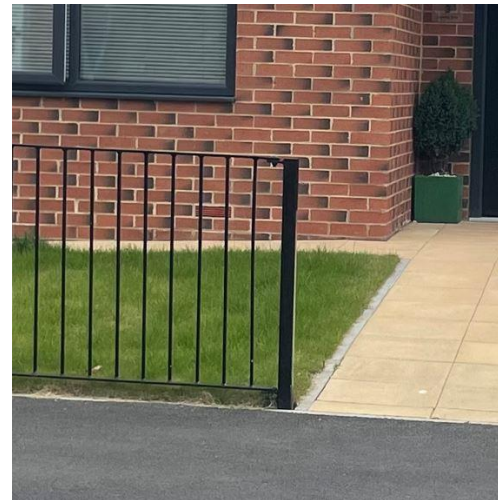
Concept image of window pods showing splayed arrangement



*Surface treatments*

Soft landscaping will be provided in the form of turf to front and rear gardens. The properties will have tarmac driveways with paving slab paths providing access from the highway footpath, which will lead to the main entrance and also link to the rear garden access to the side of the property.

Rear patios and the pathways / bin and cycle storage areas to the side will be formed with paving slabs. Pin kerbs will also be used at all changes in surface finish material.



The front gardens facing Co-Operative Street and Victoria Street will be separated from the highway with a 900mm high metal railing fence. The properties will have dividing 900mm high metal railing fences between front gardens.

Front gardens abutting a new open green space will be separated by a 900mm high brickwork wall with piers and 600mm high railings on top.

Rear gardens abutting a new open green space will be separated by a 1800mm high brickwork wall with piers and 1000mm high close boarded timber fence panels on top.



Rear garden boundaries will be formed with close boarded timber fencing with concrete posts and gravel boards. Plot 9 will have a 1.8m high solid timber acoustic fence to rear garden due to proximity of the Golden Nugget club.

Party wall fencing between rear gardens will be close boarded timber panels used in conjunction with concrete posts and gravel boards and 300mm high timber trellis on top. Total height will be 1800mm in accordance with SBD requirements.

Timber gates will be provided along the side of the properties and also to the driveways at the rear to provide occupants with convenient access to their vehicles.

*Boundary treatments*

Continued



*Example of semi-detached & detached properties from Lapwing View development in Goldthorpe*

## Appearance

The proposed development has been designed to be simple and contemporary in appearance as illustrated in the technical drawings that accompany this planning application. The design has been influenced by another completed bungalow development on Beaver Street and the recently completed Lapwing View development in Goldthorpe, which can be seen in the photograph opposite.

The elevations will be a contemporary take on a traditional material palette. The properties will have red brick external walls with limited areas of white render. The roof coverings will consist of slate grey interlocking concrete roofing tiles with black eaves, soffits and rain-water goods.

Windows and French doors will be dark grey UPVC casement windows (white internally) and have been sized to provide maximum light penetration and appropriate background ventilation into the dwellings. The large windows also provide increased surveillance to the front of the property and onto surrounding streets and the open green spaces (public realm).

Five plots have been designed as dual aspect to give more natural daylight and ventilation, a choice of views and natural surveillance over the adjacent green spaces. This design element has worked well on the Lapwing View scheme.

## Scale

Given their location and orientation within the site and adjacent buildings, the proposed houses will not have an adverse impact on the scale of the surrounding properties.

# environmental considerations



Solar PV panels & associated batteries fitted to Lapwing View dwellings



Air source heat pump condenser

## Sustainability

Barnsley Council declared a climate emergency in 2019. Local Plan policy CC1, along with supporting text, sets out how the Council will seek to reduce the causes or adapt to the future impacts of climate change. This includes:

- Promotion of sustainable design and construction techniques
- Promoting the use of Sustainable Urban Drainage (SuDS)
- Promoting and supporting the delivery of renewable and low carbon energy; and
- Promoting investment in Green Infrastructure to promote and encourage biodiversity gain

Consideration has been given to sustainable design on all aspects of the development. The construction details will utilise materials that have low environmental impact where possible.

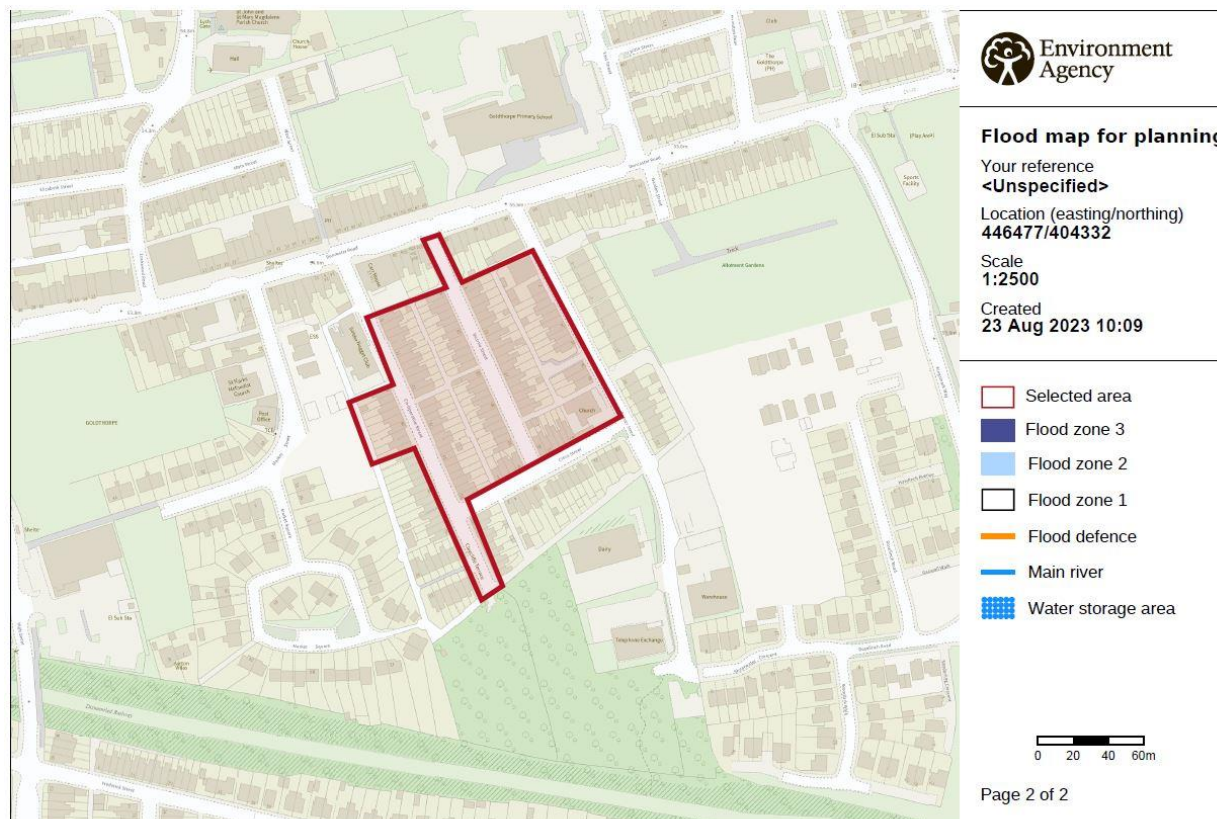
Air source heat pumps will be used in place of gas boilers and PV panels (with associated batteries) will be installed on the South facing elevations.

The air source heat pump systems will consist of an external condenser unit located at ground level to the rear of the properties, with an internal cylinder located within a designated cupboard inside the property.

EV charging points and robust cycle storage units are to be provided to each property to encourage the use of sustainable modes of transport.

The site is located in Flood Zone 1 as confirmed by the Environment Agency's flood map. The site is therefore considered appropriate for residential development in flood risk terms.

Ground investigation has revealed underlying geology is unlikely to be suitable for soakaway drainage. Surface water drainage to be connected to Yorkshire Water sewer with suitable agreement. The new system is to include private attenuation tanks and flow control manholes. Yorkshire Water have confirmed the foul water from the development can discharge to the public combined sewer crossing the site, with suitable application required.



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Environment Agency flood map

This D&A Statement has been prepared in support of a full planning application for the erection of nine dwellings to Co-Operative and Victoria Street, Goldthorpe .

This statement provides background information regarding the site context as well as a summary of technical reports and pre-application discussions.

This statement demonstrates that the scheme has been developed in accordance with national and local planning policies as well as recently adopted supplementary planning documents.

Overall it is demonstrated that the site can be appropriately developed to provide the much needed addition of new houses to the council's housing portfolio.

The layout, scale, appearance and landscaping of the proposed development have been carefully considered to take in to account the site's location, surrounding context, physical constraints and surrounding properties to achieve an attractive and sensitive form of development.

The statement has determined that the development proposals are in accordance with national and local planning policy objectives, and that planning permission should be granted to allow the delivery of nine, high quality new homes and associated green spaces.