DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

16-22 HIGH FIELD TERRACE
CHURCHFIELD, BARNSLEY

ON BEHALF OF

STONHAM HOUSING ASSOCIATION

MARCH 2009

Stonham
part of
home

Acanthus
WSM
Architects

Introduction

This statement is to be read in conjunction with the submitted drawings and corresponding documents that form part of the planning application. The structure and content of the statement is based on advice contained within Design and Access statements produced by CABE. The statement has three sections;- Setting the Scene, The Design Response and Access Issues.

Setting the Scene

The application site is located approximately 300m west of Barnsley town centre, at the junction of Churchfield and Sackville Street. The application site forms part of an existing housing terrace, located on the boundary of the commercial/retail sector of Barnsley town centre. (See figs.1-4).



Fig.1 Site Context



Fig.2 Aerial view of the site looking north



Fig.3 Aerial view of the site looking south

Barnsley town centre provides all the amenities for residential living including social, commercial, retail and transportation, as indicated on the amenities analysis layout (*see fig 4).*

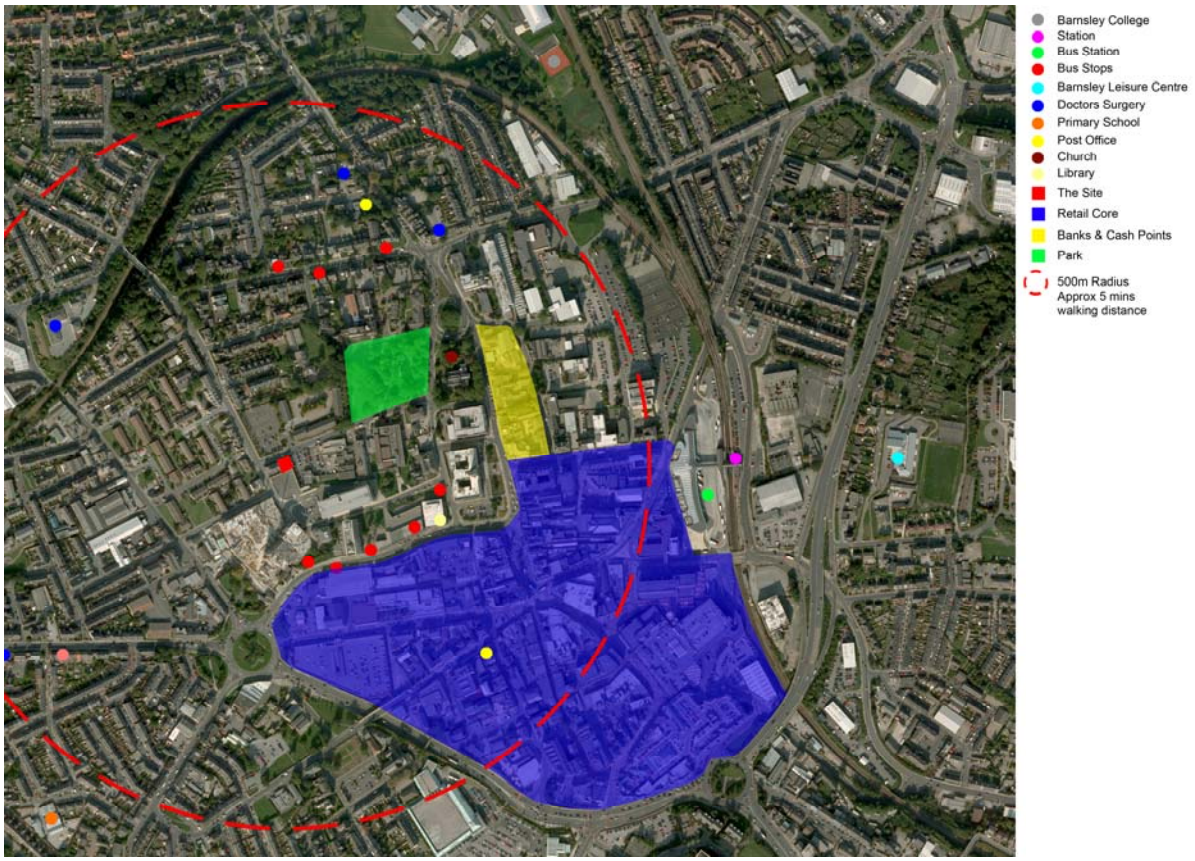


Fig.4 Site Analysis

The Site and it's Surrounding

The application site forms half of an existing terrace of 8 properties, surrounded by car parks to the east, north and south associated with commercial offices to the north, police headquarters to the east and local authority offices to the south. West of the site is a residential area with a combination of early 20th century and 1970's terrace houses, predominantly 2 storey with brick/ render walls and slate/concrete tile roofs.

The application terrace is set back 1.8m from the footpath to Churchfield behind an existing 900mm high stone boundary wall. (See fig 5 & 6). The site is enclosed to the rear by a minimum 2.75m high wall, 7.0 away from the rear (south) elevation. (See fig 7). The rear enclosed space is fully hard surfaced. Access to the rear space is via a communal resident right of access through the rear external space of 24-30 Churchfield onto Sackville Street. (See fig.8)

The stone terrace was constructed in 1859 and comprise principle ground and first floor living accommodation with central staircase access to basement and roof space; is of traditional vernacular with vertically proportioned windows with stone heads and cills.

The ground floor is elevated 600mm above external ground level to the front elevation facing Churchfield and 150mm above to the rear (south) elevation.

The terrace contains 2 end and 1 centrally located slightly projecting bays with Dutch pedimented stone gables and feature finial.



Fig.5 Front Elevation No. 16 & 18



Fig.6 Front Elevation No. 20 & 22



Fig.7 Rear of Properties



Fig.8 Rear Access

PLANNING CONTEXT

Relevant Policy Context
The section identifies the key planning policies at national, regional and local level that are relevant to the development proposals.

National Planning Policy
National planning policy is laid down in a series of Planning Policy Guidance Notes (PPG) and emerging/replacing Planning Policy Statements (PPS) which comprises material considerations in the determination of planning applications. Aspects of particular relevance to the proposed development are considered and summarised below.

PPS1 : Delivering Sustainable Development (2004)
PPS1 sets out the Governments overarching planning policies on the delivery of sustainable development. It requires planning to facilitate and promote sustainable and inclusive patterns of urban development by contributing to sustainable economic development, protecting the natural environment and ensuring high quality development through good design and the efficient use of land. It also seeks to ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

High density development and the use of previously developed land are encouraged by PPS1. There is also emphasis on improving accessibility and ensuring that new development is located, also as to reduce the need to travel and to encourage the use of more sustainable modes of transport. Social cohesion and inclusion is an important theme, reflected through the objectives of reducing social inequalities, addressing accessibility for all members of the community and delivering safe, healthy and attractive places to live.

Barnsley Unitary Development Plan:- saved Policies. The proposals are in accordance with the following polices;

Policy H5:
The Council will promote diversity of dwelling type, size, density and design throughout the Borough to meet the full range of housing need. In particular, the council will encourage, in appropriate locations throughout the Borough :

A) Housing for key workers
B) Affordable housing and housing for rent
C) Housing for the elderly and those with disabilities
D) Homes intended for single person households

Policy H5A
Planning permission for the conversion of buildings to flats or houses in multiple occupation will be granted where:-

A) The building and curtilage are of sufficient size to provide suitable facilities for the residents.
B) There will be no generation of unacceptable noise nuisance between dwelling units achieved either through the detailed design of the development or the implementation of adequate sound-attenuation measures.
C) Satisfactory provision is made for off-street parking facilities in accordance with the council's standards or, exceptionally, the development is considered unlikely to give rise to unacceptable conditions of congestion or safety on the adjoining public highway (s)
D) The appearance of the building or its curtilage would not be altered to the detriment of the visual amenities of the area.

Policy H8A
The scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.

Policy BE6A
In assessing any proposed development layout, the council will seek to avoid opportunities for crime. The following criteria may be applied where appropriate:-

A) Parking areas and garage courts should be well lit and in a location visible from the highway, not screened by walls or planting.
B) Public open spaces should be visible from highways, and be overlooked by neighbouring dwellings. The creation of dark corners must be avoided.
C) High level of lighting must be installed and maintained to al public areas.
D) Walls and planting along public routes should be designed to avoid blind corners and hiding places.
E) Developments should be separated into public and private areas. Security of private areas must not be reduced by such things as footpaths between rear gardens.
F) Housing should be designed into secure groups, probably off culs-de-sac, with no through traffic vehicular or pedestrian, and where strangers are easily identified.

Policy T21
In appropriate cases the council will consider additional resident-only parking schemes. Particular attention will be given to areas where the quality of life is significantly adversely affected.

THE DESIGN RESPONSE

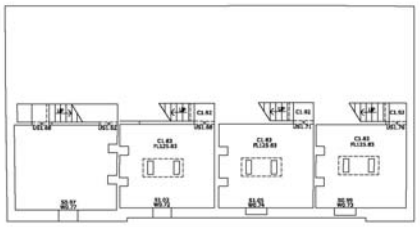
The Development Concept

The proposed development has the following design principles:-

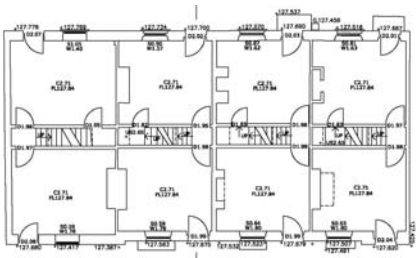
- Conversion of existing residential properties into affordable single person apartments.
- Provide residential accommodation within close proximity to town centre facilities.
- Provide secure buildings and private amenity space.
- Retain existing on-street residents permit parking.

The Proposals

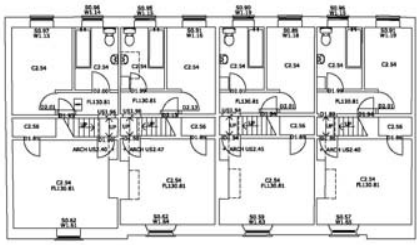
Comprise conversion of the existing 4 terraced houses to provide 5 self-contained single person apartments within a supported housing scheme.



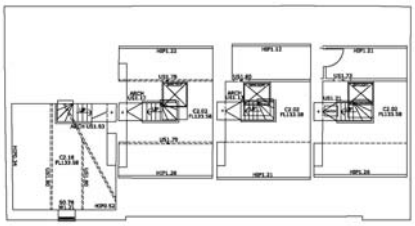
Basement



Ground Floor



First Floor

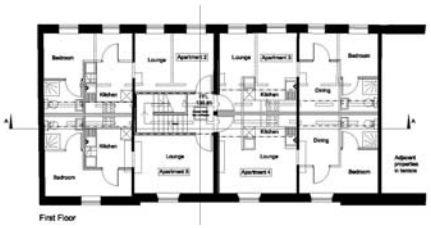


Second Floor

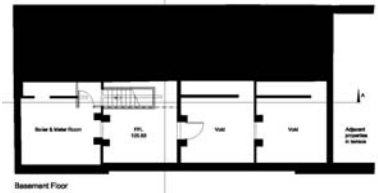
The proposals retain the building envelope and compartment walls. Habitable accommodation is created at ground and first floor, providing communal facilities and a wheelchair accessible apartment at ground and 4 apartments at first. Basement space is restricted for support staff, storage facilities. Internal chimney breasts and spine walls to both sides of the original stairs are to be removed. A new single access stair is provided from basement to first floor. Access to the attic space is via a ceiling hatch above the first floor communal stair landing.



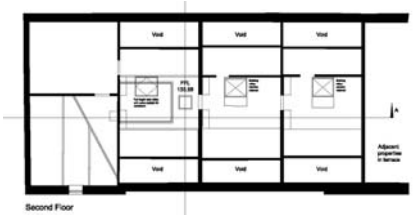
Ground Floor



First Floor



Basement Floor



Second Floor

Communal/support staff accommodation is located at ground floor fronting Churchfield. Private apartment accommodation is situated at the rear of the ground floor, overlooking the secure rear south facing communal external space and first floor.

Landscaping

Plot boundary fences between 16 and 22 Churchfield up to the back of footpath along Churchfield are to be removed to allow the formation of a twin ramped access to the principle communal entrance door (for alternative means of escape). The existing openings in the stone boundary wall to plots 16 and 22 provide access to the ramps. Openings to plots 18 and 20 will be infilled in stone to match the existing. A 300mm high metal railing is to be erected above the 900mm high stone wall, with fixing posts centred on the wall, utilizing existing filled fixing sockets, which will be drilled out and anchored using an epoxy resin. The external space will be hard surfaced in paving slabs.

The south facing secure private external space will provide a hard surfaced communal amenity space incorporating drying space, barbeque, refuse store and seating area. Landscaping will be provided with planting boxes.

Secure by Design

The Architectural Liaison Officer has been consulted with regards to 'Secured by Design'. The proposals incorporate:-

- Upgrade of boundary wall to Churchfield to incorporate metal railings to prevent uncontrolled access into the front external space and omit the potential seating facilities.
- Gated pedestrian entrances off Churchfield.
- Communal/support staff rooms located at ground floor fronting Churchfield.
- Safety glazing provided to ground floor windows to comply with Building Regulation approval document Part N.
- PAS 24 communal entrance doors. (no private residential external entrance doors).
- Secure enclosed rear external communal area with minimum 1.8m fence and lockable gated access.
- All existing windows to be replaced with new PAS 24 certified units.
- Existing on-street residents parking to be retained. Passive surveillance provided by support staff at ground floor and residents at first.
- CCTV external and internal cameras to common areas are to be provide.
- Call intercom to be linked from the principal entrance door to all apartments and general office. No remote access control to be provided to the principal entrance door.

Access

The ground floor accommodation complies with the requirements of the Disability Discrimination Act and Building Regulation Approval Document Part M to provide level access via a ramped approach to the principle communal entrance door, fronting Churchfield, and private secure external space to the rear (south).

Wheelchair access is provided to the ground floor communal lounge, dining and kitchen and support staff office and meeting room.

A unisex wheelchair accessible disabled WC is provided in the communal accommodation with space standard requirements of Part M, together with a wheelchair accessible apartment. All ground floor doors comply with minimum clear opening width requirements for wheelchair access. Internal corridors are designed to comply with 'Design Quality Standards' minimum width criteria for manoeuvring.

Access to Public Facilities

The site is located in close proximity to Barnsley town centre which provides access to its retail, commercial, leisure and transportation opportunities.

Utilities
The existing terrace is served by all major statutory authority services, including British Telecom, British Gas, Cable, Yorkshire Electricity and Yorkshire Water. The new residential scheme will connect into these services.

Foul drainage is connected into the existing sewer within the enclosed external space to the south.

Conclusion
The proposed conversion of the terrace houses to self-contained supported living accommodation provides essential affordable housing. The proposals will create quality residential accommodation complying with current standards as specified by the Homes and Communities Agency. The conversion complies with government policy for re-use of existing buildings and reduces the environmental impact in comparison to a new build option.