Mayfield Court, Barnsley Road, Barnsley

Design and Access Statement

prepared by

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November 2011 Issue 1

Contents

Contents 1

1. Introduction 2

1.1 Type of application and address 2
1.2 Information submitted as part of the planning application 2

2. Assessment and Evaluation 4

2.1 Assessment 4
2.2 Involvement 5
2.3 Evaluation 5

3. Design 7

3.1 Use 7
3.2 Amount 7
3.3 Layout 7
3.4 Scale 8
3.5 Landscaping 9
3.6 Appearance 9

4. Access 10

4.1 Policy Approach 10
4.2 Consultation 10
4.3 Achieving Access 10

5. Sustainability Statement 12

5.1 Economy 12
5.2 Neighbourhood and community 12
5.3 Environment and resources 13
5.4 Movement and inclusion 13
5.5 Design and construction 14

6. Summary 15

1. Introduction

1.1 Type of application and address

This Design and Access Statement has been prepared on behalf of Quest Property Ltd to accompany its application for detailed planning permission for 10no 2/3 storey, 2/3 bed houses with associated hard and soft landscaping in accordance with the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

The application site is*:* *Drummore & Mayfield*
Barnsley Road
Barnsley
S75 3JU

The Site area is approximately 0.19Ha.

1.2 Information submitted as part of the planning application

Application Forms (1no. copy)

Drawings (1no. copy)

- *26052/01* *Location Plan*
- *26052/02 rev A* *Existing Site Plan*
- *26052/03 rev H* *Proposed Site Plan*
- *26052/10 rev J* *Housetype A Plans & Elevations*
- *26052/11 rev K* *Housetype B Plans & Elevations*
- *26052/12 rev H* *Housetype C Plans & Elevations*
- *26052/14 rev B* *Housetype Cg Plans & Elevations*
- *26052/15 rev C* *Site Sections – Sheet 1*
- *26052/16 rev C* *Site Sections – Sheet 2*
- *26052/20 rev C* *Street Elevations*
- *26052/25 rev C* *Aerial Views*

Reports (1no. copy)

- Design and Access Statement (including Sustainability Statement)

Fee

- This application is a re-submission of a previously withdrawn application (ref: 2011/0372) and is therefore classed as a ‘free go’

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2. Assessment and Evaluation

2.1 Assessment

The development site is adjacent to Barnsley Road (B6449). It is bounded by Barnsley Road to the north, rear gardens of houses on Barnsley Road/Park Hill Grove to the east, the gardens of the Brooklands Hotel to the south and the car park of Brooklands Hotel/rear yard of Gate Fisheries to the west.



Figure 1 - aerial view of development site and surrounding area – from north

The development site is located in a well established residential area on the outskirts of Barnsley, within the Dodworth area. The character of the area has evolved from traditional Victorian terraces and is now typically defined by 1950-60s two-storey red brick detached/semi-detached terraced houses with bay windows and hipped tile/slate roofs. More recent residential development has introduced buff brick and gabled roof forms whilst the adjacent Brooklands Hotel and Gatehouse Court Apartment developments are three-storey with areas of render and stone detailing.

The existing buildings on the site consist of two red brick bungalows with tiled, hipped roofs and single-storey detached, flat roof garages accessed by drives between the bungalows.



Figure 2 - aerial view of development site and surrounding area – from east

The remainder of the site is made up with the gardens of the bungalows. The site slopes gently from north to south (front to back) with boundaries being a combination of brick wall, fence and hedge. The dominant feature of the site is the line of mature trees just beyond the western boundary, on a grassed bank within the Brooklands Hotel car park. There are few trees within the development site, most of which are poor specimens, some of which will be retained and protected.

2.2 Involvement

The scheme has been discussed with Barnsley Metropolitan Borough Council planning officers with particular regard to the massing and layout of the proposed buildings and highway matters arising from the proposals.

It is felt that the appropriate method for consultation and communication with the local population regarding development proposals of this scale should be through the formal planning application procedure.

2.3 Evaluation

The bungalows currently on the site are out of keeping with the two and three-storey houses and other buildings in the immediate area. They occupy

a large site which could easily accommodate a greater number of family houses in an area in which demand for such houses is high.

Two/three storey houses would be more appropriate to better relate to other buildings in the area.

In the mews court accessed from the new site entrance from Barnsley Road, a shared surface will encourage the use of the street for purposes other than movement such as play and social interaction.

3. Design

3.1 Use

The use of the site will continue to be residential.

3.2 Amount

The development proposes 10no 2/3 bedroom two storey houses for social rent through a Registered Social Landlord. This accommodation mix will further strengthen the residential offer in the area which is predominantly privately-owned, medium-sized family houses and will help to create a sustainable neighbourhood.

The previously withdrawn application raised concerns by the planning officers regarding the density of the development. The reduction from the previously proposed 11no houses to the 10no proposed within this application provides a density of approximately 53 units/hectare which is a reflection of the historic housing pattern of the area (terraced houses) and, combined with improved external space standards (minimum 60m^2 rear garden to each property, as required by the South Yorkshire Residential Design Guide), is considered acceptable.

3.3 Layout

The layout of the development is designed to allow surveillance of all areas, for security, without causing overlooking issues to surrounding properties. It responds to the grain of the neighbourhood and will create a strong sense of ownership and community within, and around, the development.

The layout of the houses on the site has been changed from the previously withdrawn application to respond to concerns raised by neighbouring residents and planning officers regarding overlooking and overbearing of new to existing houses. Changes have been made to increase separation distances to those recommended by the South Yorkshire Residential Design Guide (21m).

The internal layouts of the houses have also been amended to exceed the required space standards set out in the South Yorkshire Residential Design Guide.

3.4 Scale

As already discussed, the existing bungalows do not integrate effectively with the streetscape. The proposed houses will be two/three storeys to provide a scale more appropriate to the surrounding streetscape along Barnsley Road. Two storey houses are positioned adjacent existing two storey houses and three storey houses are utilised adjacent the new site entrance as markers to the entrance and to relate better with the three-storey development of Gatehouse Court further down Barnsley road. Feature entrance bays project from the main building line to mimic the bay windows of the adjacent houses to further integrate the new scheme.

The level differences across the site will be used to their full potential, allowing the houses in the mews court to be more than a metre lower than those on Barnsley Road and will step down further toward the rear of the site to better relate to properties to the east. This will also allow level access to be provided to every house.

In the south-eastern corner of the site a two storey house in the previously withdrawn application has been replaced with a 1.5-storey monopitch house. This change enables the proposed house to be effectively single aspect (looking over the newly formed courtyard) on the first floor so as to avoid overlooking to the gardens of existing houses to the east. This change also enables the house to be more than 4m below the 25^{o} line of overbearing required by the South Yorkshire Residential Design Guide

3.5 Landscaping

Several trees of poor quality within the site will be removed. All other trees and hedges will be retained and protected and front and rear gardens will be created for each house. The stone boundary wall along the Barnsley Road frontage will be retained and extended into the site adjacent the mews court entrance where it will rise to retain the rear gardens of the new houses to Barnsley Road). A line of new trees will be planted behind the Barnsley Road boundary wall and estate fencing will demarcate plot boundaries to provide defensible space to house frontages. Within the mews court hard landscaping will comprise permeable surfacing in two colours to demarcate shared surface/parking areas. Several trees will be planted within rear gardens to further enhance the privacy of neighbouring properties and provide opportunities for bio-diversity within the site.

3.6 Appearance

The proposals seek to replace the existing buildings and integrate the new buildings into the streetscape sensitively and innovatively. The design of the new development references forms typical of the area and the scale seeks to complement and infill the gap in the roofline and massing of the street. Within that framework, elements of the new building are intentionally modern to highlight the new development within the area.

Areas of render and red brick will tie the building into the materials palette of the area while large areas of glazing will project a definite contemporary feel to the new development.

4. Access

4.1 Policy Approach

The driving philosophy behind the design of these proposals has been one of an inclusive environment for all.

Sources and Guidance

Advice has been sought from a number of sources:

Main design references used include:

- Barnsley Metropolitan Borough Council's Disability Design Standards/ Supplementary Planning Guidance
- Building Regulations Approved Document Part M (2004)
- British Standards BS8300, Access for Disabled People

In addition, Barnsley Metropolitan Borough Council's Guidance on Access Statements has been followed.

4.2 Consultation

It is envisaged that consultation with the Council Access Officer will take place during the course of the planning process.

4.3 Achieving Access

Inclusive access will be achieved through adherence to the standards and recommendations of the documents listed above and inline with the policies of Barnsley Metropolitan Borough Council's UDP.

A new pedestrian/vehicular access will be formed near the lowest part of the site, accessed from Barnsley Road. Barnsley Road is a gently sloping main road with wide footpaths. Within 100m of the site, on Barnsley Road, are bus stops in both directions providing excellent public transport links to the rest of the town, and beyond.

Each house will have at least one allocated car parking space, the majority of which will be on in-curtilage driveways and will be able to be widened to

full disability standard, inline with Lifetime Homes requirements. In addition, there will be 2 visitor car spaces within the courtyard providing a total of 15 car spaces (1.5 spaces/unit) inline with PPG 3. Level access from each car parking space to each house entrance door will be achieved.

From Barnsley Road the footpath will run into the shared surface of the mews court. The transition here will be a mobility kerb to allow full disabled access, as will all the kerbs within the shared surface. The shared surface will be level (1:20 or shallower) to further provide full access across, and use of, the mews court for all residents and visitors.

Externally, new materials will be chosen to enable inclusive access. This, in addition to lighting, signage, use of colour and texture designed in accordance with inclusive access best practice, will provide usable outdoor space for all.

All thresholds, windows, corridors, stairs, doors, sockets and controls within the houses will be accessible and all will be capable of meeting requirements of Lifetime Homes.

5. Sustainability Statement

5.1 Economy

Developing and stimulating local economic growth is a key component of sustainability, providing local employment opportunities and services and reducing the need to travel.

The development will provide 10no houses to further reinforce the residential offer of the area. New residents will use existing local services and facilities within walking distance – a fish 'n' chip shop is immediately adjacent the development site and a gym is under 200m further along Barnsley Road.

There are numerous employment opportunities in the various business parks within walking distance of the development site and further afield in Barnsley town centre, less than 2 miles away.

Additionally, each property will have a dedicated home office/study space with IT installation which will enable working from home, further reducing the need to travel.

5.2 Neighbourhood and community

Reinforcing and supporting neighbourhoods and communities is a fundamental element of sustainability, promoting social cohesion and providing local facilities and services locally.

The development site is located in an existing, established residential community. It will strengthen the already successful neighbourhood via the provision of Lifetime Homes which will enable a wide range of potential users from small families to elderly couples and will provide a mix of housetypes in the area which is predominantly medium-sized family homes.

The development is designed to meet 'Secured by Design' standards and, as such, will deliver the key sustainable objective to *'create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion' (PPS1).*

5.3 Environment and resources

The development is designed to meet Code level 3 of the Code for Sustainable Homes, inline with regional and national policy.

Each home will be provided with space for recycling bins, internally and externally and will incorporate renewable energy production facilities via photovoltaic panels on roofs. Effective water saving measures will be achieved via water controls and devices internally and, externally, to the rear of each property, will be a rainwater harvesting butt.

In addition, permeable surfacing will be used extensively throughout external hardstandings to ensure effective management of surface water and external drying spaces will be provided to the rear of each property.

New trees and shrubs will be planted as part of the landscaping works which will also include the retention of several existing trees and hedges (unless removal is necessary to meet statutory requirements) and thus provide for bio-diversification.

5.4 Movement and inclusion

Reducing the reliance on vehicles and associated transport-related pollution and carbon emissions, through encouraging efficient, effective movement by a wide range of transport modes, is a crucial aim in creating a sustainable neighbourhood.

The development site is within 100m of bus stops on Barnsley Road. Accessed via level, wide and well-lit public footpaths, they provide convenient public transport access to Barnsley town centre and beyond.

Within the site, a level (less than 1 in 20) shared surface will provide access to properties and will feature mobility kerbs throughout for ease of movement across the site.

Car parking will be provided at a ratio of 1.5 spaces per property, each property having a designated space designed to mobility standards. In addition, secure cycle storage will be provided to each property.

5.5 Design and construction

The layout of the development is designed to allow surveillance of all areas, for security, without causing overlooking issues to surrounding properties. It responds to the grain of the neighbourhood and will create a strong sense of ownership and community within, and around, the development and, through the use of shared surfaces, will encourage the use of the street for purposes other than movement such as play and social interaction.

The properties, as mentioned previously, will be to Code level 3, Secured by Design, Lifetime Homes requirements and Mobility Homes standards and best practice from Building for Life and Quality and Standards in Development. They will feature:

- High levels of thermal efficiency above Building Regulations requirements
- High levels of air tightness to prevent the loss of heat through leakage and thermal breaks
- Controlled and adequate ventilation of the properties through high quality detailing and construction
- High quality construction to provide enhanced sound control to all properties
- Provision of effective low carbon heating
- Energy efficient lighting provided throughout including the use of LED lighting

6. Summary

This Design and Access Statement has been prepared to support the full planning application for: 10no 2/3 storey, 2/3 bedroom houses with associated hard and soft landscaping in accordance with the requirements of Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

In the statement the following has been demonstrated:

- The context of the site has been considered
- Professional involvement has been used to inform the development proposals
- The assessment of the site and feedback from the engagement exercises have been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

This Document has been prepared inline with BMBC guidance on sustainability statements and the guide 'Design and access statements. How to write, read and use them' published by CABE.

If, during the Council's consideration of the planning application and this accompanying Design & Access Statement, any further elaboration of the details contained within the application or this Statement are necessary, please contact Ben Calton at the address below.

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