

D J Atkinson Construction
New residential development at
Snape Hill Road, Darfield

Design and Access
Statement

14-041-20 A

Revision * Approval issue – 15-03-16



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Introduction:

Article 9 of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015, requires a Design and Access Statement to be submitted where planning applications comprise a major development, the provision of one or more dwelling houses or when the floor space created by the development is 100 sqm or more.

At least the 2nd and 3rd of these criteria apply in this case and this design and access statement has been prepared as far as possible in accordance with the recommendations of CABI guidance 'Design + Access Statements'

Note:

Where adjoining development has been shown in submitted drawings and documents, access has not always been possible or practical to carry out a full measured survey. These buildings are shown with a reasonable level of accuracy commensurate with planning stage documents, but unless noted as subject to a measured survey are necessarily indicative.

Drawings shown in this Design and Access Statement are not necessarily to scale, and reference should be made to the submission drawings where this is critical - which are within the limits defined above.

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Process

Assessment:

The application site is located near the centre of the village of Darfield, an area to the South-East of Barnsley. The site is triangular in shape and is bordered on one side by Snape Hill Road (B6096) and accessed at both ends by Havelock Street, which formerly ran through the site.

The properties adjoining the site along Snape Hill Road form an interrupted parade of residential premises, interspersed with shops and takeaways. The site is not in or adjoining the Darfield Conservation Area.

The site is shown outlined in red on the extract from the ordnance survey plan shown in **Figure 1** and circled in the aerial photography shown in **Figure 2**, below. The area of the application site is approximately 0.7ha / 6,664 m² (71,731 ft²).



Figure 1 - Extract from the Ordnance Survey - showing the application site outlined in red.



Figure 2 - Aerial photography

The site is currently overgrown with ruderal shrubs and grass. It had been previously developed for housing at sometime between 1906 and 1931, but this was demolished in the 1970's. The previous housing layout is shown below in **Figure 3**.

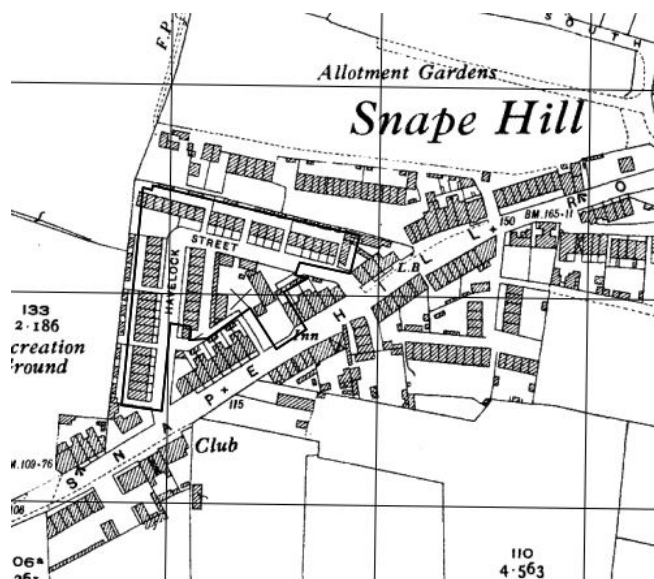


Figure 3 – Historic mapping showing the site in 1931 – Housing is shown along the full extent of Havelock Street.

The application site is shown in **Figure 4** below.

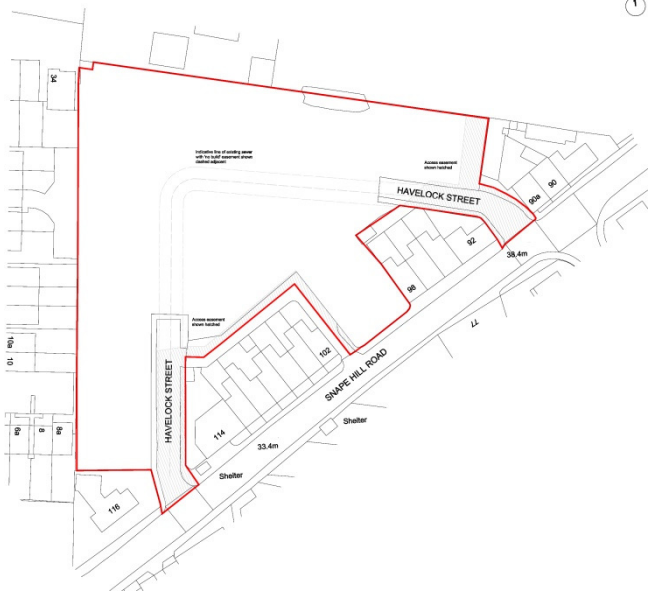


Figure 4 - The application site - as existing

Shops, takeaways, residential properties and Havelock Street sit side by side along the South side of the site, which runs in parallel with Snape Hill Road. The site is also bordered on the west side by Verona Rise, which is a recent housing development, to the north by a number of new houses and associated accommodation on Hill Street, and on the east by a commercial / storage property and the other portion of Havelock Street.

The site slopes steeply down to Snape Hill Road from the top edge of the site, and the majority of the Southern part of the site is hidden from Snape Hill Road by the properties running along the main road. The rear elevations of the terraces along Snape Hill Road are a mixture of extensions, outbuildings, refuse storage and car parking, with access provided for vehicles and pedestrians between the rear of the properties and the edge of the site via an existing access road. The access road joins Havelock Street at one end and Snape Hill Road at the other.

The site is separated from the housing to the West by a dilapidated red brickwork wall with timber fencing behind and overgrown shrubbery, and to the North in part by a coursed rubble retaining wall with metal

railings over. The remainder of the boundary along this edge is temporary 'Heras' type fencing.

The photographs in **Figures 5 to 27** below show the existing site and the surrounding context.



Figure 5 – Site from West to East. Verona Rise estate is shown to the left.



Figure 6 – Site from South to North taken from the East end of Havelock Street. Verona Rise estate is shown centre.



Figure 7 – Entrance to the site from Snape Hill Road, Havelock Street shown centre. Verona Rise to the left and bus stop to the right.



Figure 8 – View up Snape Hill Road. Site is behind the terrace to the left.



Figure 9 – Entrance to access road behind Snape Hill Road. The site is shown in the centre and extends to the left and right behind the buildings.



Figure 10 – Snape Hill Road. Examples of the mixture of residential and takeaway / retail uses adjacent to the site. One access to the site is via Havelock Street to the right.



Figure 11 – Havelock Street. This provides the vehicular entrance to the site and back of the existing properties from the Eastern end of Snape Hill Road.



Figure 12 – Commercial / Garage type unit at the entrance to Havelock Street. The site is shown in the foreground, and Snape Hill Road beyond.



Figure 13 – Verona Rise viewed across the site. This new development was completed in a few years ago and has a range of different house types.



Figure 14 – Entrance to Snape Hill Road from the Eastern end of Havelock Street. Takeaway uses shown.



Figure 15 – House at the entrance to the Western end of Havelock Street. Verona Rise shown to the right.



Figure 16 – Rear of the properties on Snape Hill Road. This is the access at the most Easterly point of the site.



Figures 17 - 18 – Rear of the properties on Snape Hill Road. Access is provided to the rear via varied hardstanding of brick and tarmac.



Figure 19 – Portion of the site that fronts onto Snape Hill Road. Access is provided to the rear of the adjacent properties to the left.



Figure 20 – Examples of houses on The Willows development, across Snape Hill Road.



Figure 23 – Entrance to Havelock Street from Snape Hill Road.
This provides the vehicular entrance to the site and back of the existing properties.



Figure 21 – View of the site from Verona Rise. The site is just visible between the 'Hill Top' houses on the left and Verona Rise properties on the right.



Figure 24 – View from the site looking down the Western end of Havelock Street towards Snape Hill Road.



Figure 22 – View of the site from Verona Rise parking courts.



Figure 25 – Examples of housing on Verona Rise.



Figures 26 - 27 – Examples of housing on Verona Rise.

Planning History:

A previous outline approval [2012/0256] for the site was granted in May 2012, after extensive consultations between Barnsley Metropolitan Borough Council, Barnsley Urban Renaissance Design Advisory Panel, the Highways Authority and the previous applicant.



Figure 28 – Previous outline approval scheme. 2012/0256.

A community consultation was carried out in February 2012 and whilst there was little response, the four comments were incorporated into the final, approved scheme.

The previous proposals were for a development of 32 2 and 3 bedroom dwellings, in terrace, semi-detached and apartment formats, with a number of split level properties. A small area of public open space was provided at the centre of the development, and parking courts provided to give off street parking with at least one parking space per dwelling.

The previous planning consent expired in May 2015.

The new proposal, to which this application for full planning permission relates, goes somewhat further than the scheme which gained outline approval. It

takes account of site constraints such as the steep slope, need to avoid overlooking and existing sewer line in further detail as well as the comments from the previous and latest community consultation comments (as Appendix 8 below) .

A number of different options were explored in order to assess the best way to integrate the new development with the existing buildings along Snape Hill Road, reflect the local vernacular and work with the steep slope of the site. The submission scheme, shown in **Figure 30** below, is a synthesis of these.

Involvement:

The agent contacted the LPA in April 2015, who advised that as the previous approval had lapsed, a new submission was required and a full submission (rather than another outline scheme) would be most appropriate. The application would constitute a major development and would be subject to the requirements of the supplementary planning guidance.

After discussion with the LPA, a community consultation exercise was carried out in October 2015, in the Darfield Methodist Church hall. Full size drawings were exhibited and the designers, the housing association and the local authority were in attendance to explain the development to the number of local residents who attended. The proposals were well received, with the queries being limited to access to the back lane of properties along Snape Hill Road as this was used for car parking. The designers responded that the access would remain as existing, but in fact would be slightly wider and improved visually due to the location and type of the proposed fence.

Due to the previous grant of outline approval, and that the proposals have a reduction in the number of units which are similar in layout, a pre-application meeting has not been held. Notwithstanding, pre-application advice had been sought and provided by telephone and email, in terms of the scope of the proposal and the content of the application.

Evaluation:

The site is currently vacant but would lend itself well to residential development, as this is both the predominant local land use and the original use of the site, up until the 1970s.

Although now lapsed, the recent outline approval established that the site was suitable for residential development of a comparable nature, and there have been no material changes in planning policy since that time in this respect.

A new development will provide affordable housing for people in housing need adding commensurate support to both the local economy and community vibrancy. The construction phase will create or support a number of jobs across a spectrum of skill levels, including a number of apprenticeships for which the contractor is expected to recruit locally.

Design

Use:

The proposals are for 30 housing units comprising 9, 3 bedroom 5 person and 21, 2 bedrooms 4 person units. Each unit has at least 1 parking space, either within the curtilage of the dwelling or adjacent, and its own private garden to the rear. Refuse and recycling storage is provided in the gardens in the majority of properties, and in covered, locked, aesthetically pleasing storage to the front when the rear gardens are less accessible.

The properties will all be provided as affordable housing for The Together Housing Group, and offered on long-term assured tenancy to those in local housing need.

The proposals retain the access road that provides pedestrian and vehicular access to the rear of the properties along Snape Hill Road, and will improve their access by replacing the road finish at either end of Havelock Street. All existing rights of way will be retained.

The proposals are consistent with the previously approved outline approval application, and have taken into consideration the comments made by the LPA and the prior consultees, and the requirements set out in the LPA's planning guidance.

Overall, in relation to the previous outline approval, there is a reduction in unit numbers (from 32 to 30), and an increase in the areas of public open space.

Amount:

The existing site is approximately 0.07ha / 6,664 m² and currently un-used.

Overall, there are 30 houses in the proposal, which is the equivalent to 176 houses / acre or 427 houses / hectare. By comparison, the site originally accommodated approximately 54 houses until their demolition in the 1970s, but these were in a format which would no longer be acceptable as new development.

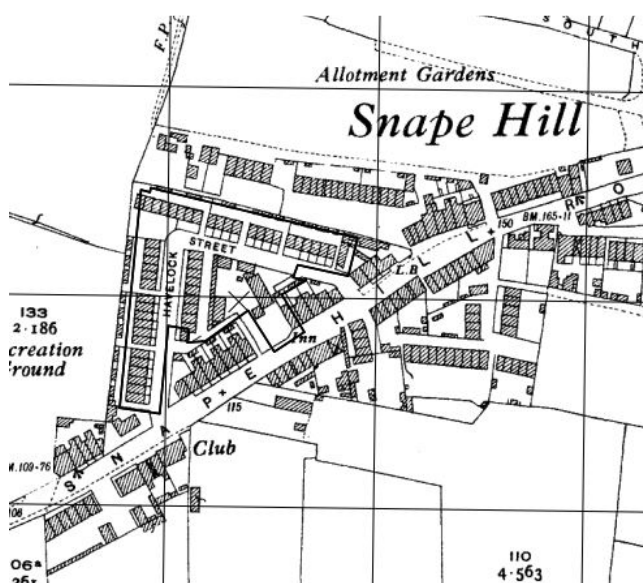


Figure 29 – Historic mapping showing the site in 1931 –
Housing is shown along the full extent of Havelock Street.

For the purposes of comparison, the proposals provide 69 bedrooms and the equivalent of 129 bed spaces. Although much of the detail is lost, the original development accommodated at least 108 bedrooms and 216 bed spaces on the assumption of 4 bed spaces per dwelling.

By comparison to the previous outline approval (**Figure 28**), which had 32 residential units, 81 bedrooms and 153 bedspaces, there is an overall reduction in numbers.

The gross internal area (GIA) of each of the 30 proposed units exceeds the requirements of the Barnsley Local Development Framework Supplementary Planning Document for Designing New Housing Development (BLDF) that was adopted in March 2012. The BLDF also references the South Yorkshire Residential Design Guide for overall sizing of dwellings and these proposals are in accordance with that also.



Figure 30 – Site plan as proposed

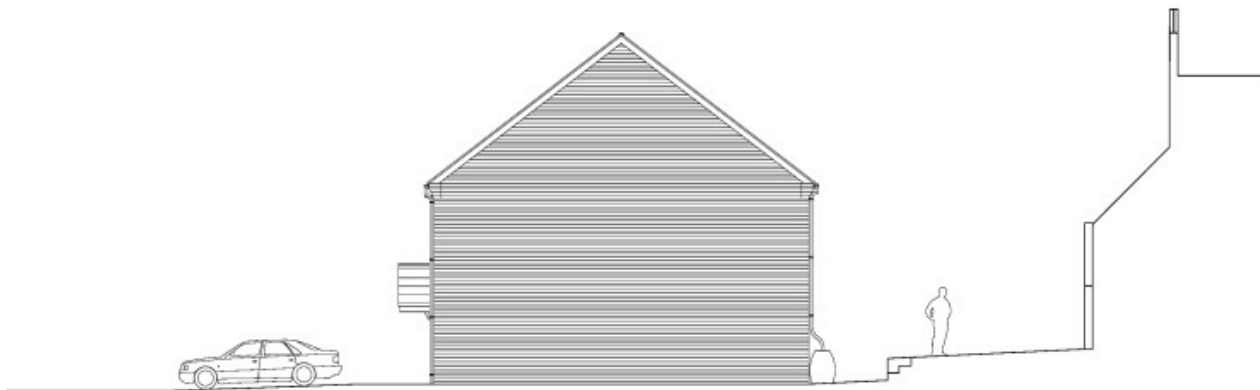
Examples of a typical 2 and 3 bedroom dwelling can be found in **Figures 31 to 32** below. Rather than all being semi-detached, the other unit types use the same plan and elevational elements in differing combinations of three units.



Type 1A 2B 4P: Typical plans



Type 1A 2B 4P Typical front and rear elevations



Type 1A 2B 4P: Typical side elevation

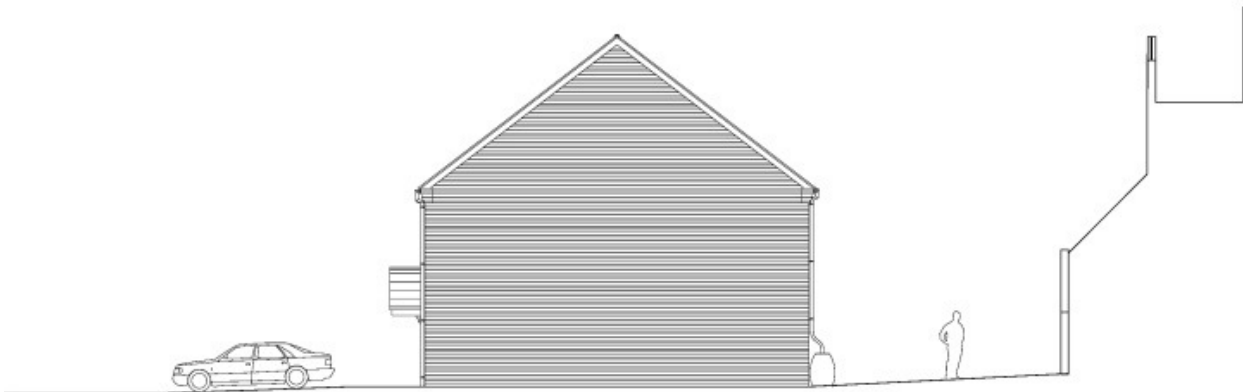
Figure 31 – Unit type 1A as proposed



Type 2A 3B 5P: Typical plans



Type 2A 3B 5P Typical front and rear elevations



Type 2A 3B 5P: Typical side elevation

Figure 32 – Unit type 2A as proposed

Layout:

As **Figures 30** above shows, the layout of the proposal had been lead by reconnecting the existing road layout by re-joining the two ends of Havelock Street, creating a design that reflects the local context, and meeting the requirements local policy in respect of residential development.

After the demolition of the previous housing on the site, Havelock Street was terminated at both ends, with enough of the street remaining to provide rear access for the adjoining properties, albeit in a state of disrepair. The proposals will reinstate and reconnect the street, forming a through street once more and improving access for the existing properties.

The layout of the dwellings follows the route of the reinstated road, creating small groups of dwellings and distinct areas rather than a uniform run of properties with little articulation. Facing on to the new highway or parking areas, the dwellings create a new active frontage to the streetscape. As with Verona Rise, the new housing development adjacent, and Holly Grove and The Willows housing developments on the other side of Snape Hill Road, some properties have parking areas overlooked by but not immediately next to each house, whilst others have parking within the curtilage and adjacent to the dwellings.

Three of the new dwellings infill an existing gap in the buildings along Snape Hill Road, providing another connection to the existing pattern of development and reinforcing the urban grain.

In terms of policy, the external space standards of the Supplementary Planning Document provide guidance for the space separation of front elevations facing across a road, back-to-back dimensions between facing habitable rooms and distances between the existing and the proposed dwellings. In addition, the

varied levels across the site and the proposed privacy screening will mitigate any overlooking.

The private gardens are enclosed and also take account of the areas required by the planning guidance. As **Figure 30** above and **Figure 36** below shows, shared public space is provided along the new portion of Havelock Street.

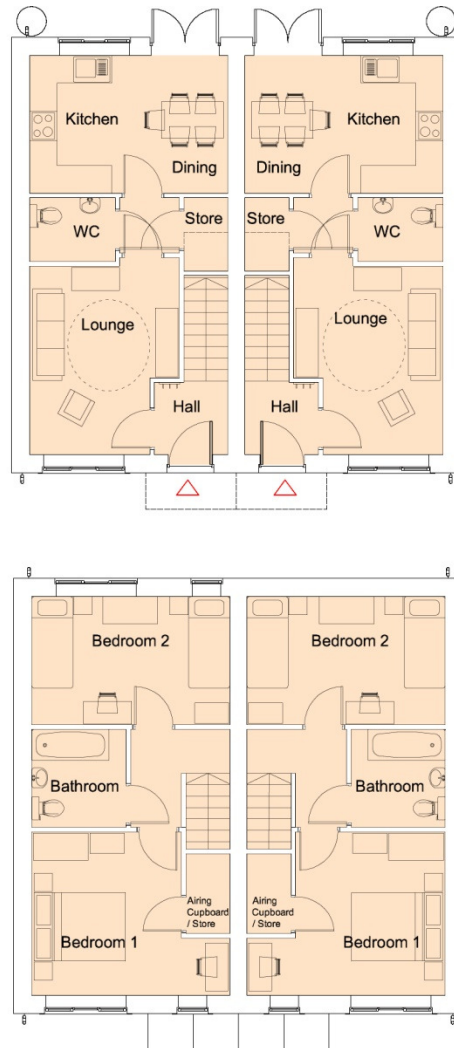


Figure 33 – Typical ground and first floor plans for a 2 bedroom unit

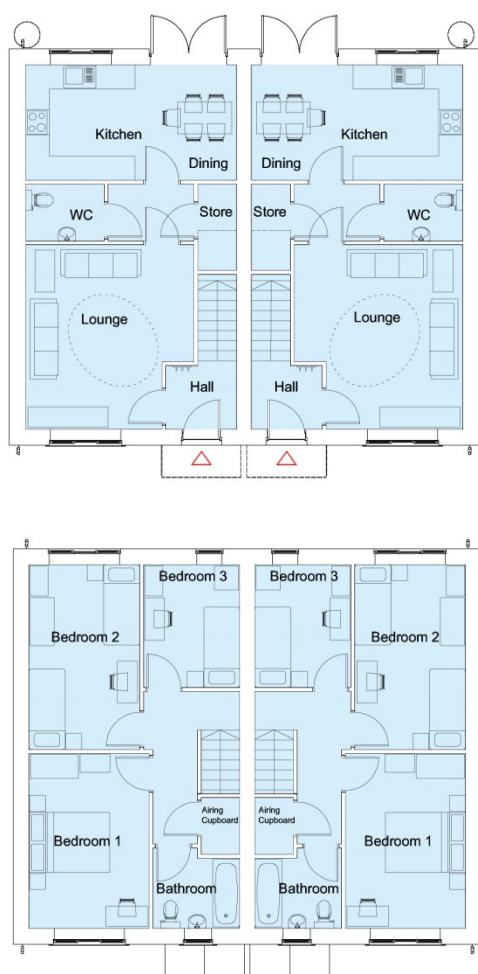


Figure 34 – Typical ground and first floor plans for a 3 bedroom unit

The 2 and 3 bedroom houses follow approximately the same layout as shown in **Figures 33 – 34** above. The ground floor comprises a hallway leading to a living room, kitchen / dining space, store and wheelchair accessible WC - including a floor drain to make it compatible with the Lifetime Homes standard (if a ground floor shower is required in the future). Access is provided to the rear garden from the kitchen / dining area as well as along the side of the unit in most instances.

Upstairs, there are 2 or 3 bedrooms with a Lifetime Homes compliant bathroom and a storage area.

As mentioned earlier the internal space standards are consistent to those noted in the South Yorkshire Residential Design Guide, although it should be noted

that there is no specific guidance for a 2 bedroom, 4 person unit.

To avoid overlooking, there are no windows on the flank elevations as shown below in **Figure 35**.

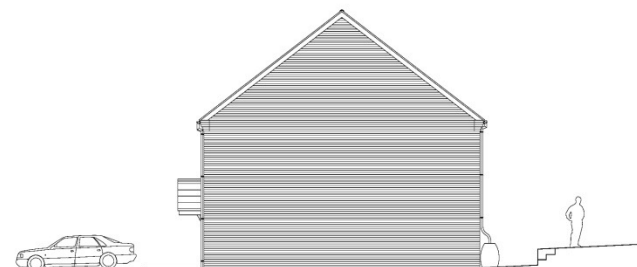


Figure 35 – Typical flank elevation

Scale:

The great majority of development around the site, and adjacent to it, is residential. The greater part of these are red brick two storey terraces of considerable age now, although there are some more recent developments, including new three storey townhouses on Verona Rise.



Figure 35 – Typical scale of the development

The scale of the new development reflects the scale of the original development, with two storey properties with pitched roofs in both semi-detached and small groups of terraced units.

Landscape:

There are no existing trees or hedgerows on the submission site, which is currently un-tended, ruderal growth with few features. The proposals will change and greatly improve the visual amenity of the site, rejuvenating the view from beyond the site boundary and upgrading the existing vehicular access.

In addition to private garden spaces at the rear of each property, which reflect the requirements of the LPA, two new public areas of soft landscaping with planting are proposed along Havelock Street. These areas front onto the new road, pathways and car parking areas which form the rest of the public space and adoptable highway.

Cycle parking can be provided in the rear gardens in accordance with the Code for Sustainable Homes (CfSH) if required.



Figure 36 – Soft landscaping - Main areas of public green space at the top, middle and bottom of the drawing.

A number of trees will be provided in the rear gardens, together with low maintenance shrubbery and hedgerows, but each garden will also include areas of hard terrace and grassed lawn. Gardens accommodate the level changes across the site, with additional privacy screening added where gardens are at different levels.

A preliminary planting palette and schedule of tree recommendations for the site are included in **Appendices 1** and **2** of this document. It has been assumed that landscaping proposals will be made a condition of this application.

Whilst the garden areas in the curtilage of the properties will be maintained by the tenants, the areas of public open space will be managed by the housing association, Together Housing Group. As with other local schemes, they will employ an independent, locally based, contractor on a contract basis to provide

periodic maintenance to keep the areas tidy and the landscaping healthy.

New external lighting will be provided for security, operational and street lighting purposes, and it has been assumed also that these will be subject to a condition of approval.

Appearance:

The materials employed in the development reflect those of the surrounding context. Whilst these are varied, the existing palette typically comprises:

Walls:	Brick in different shades of red and painted. Pebble dash Stone cladding and rubble coursed stone White and grey render.
Roof:	Pitched roofs in slate, pantiles or concrete tile.
Windows/Doors:	Painted timber, uPVC and metal roller shutters.
Boundary treatments:	Brick walls, timber fences, coursed stone and timber post with wire infill.



Figure 37 –The existing palette of materials adjacent

The proposals will improve the appearance of the site, rejuvenating an under used area. The principal materials as shown in **Figures 38 - 39** below will be:

Walls:	Red brick with soldier course over openings
Roof:	Red pantiles
Windows/Doors:	White uPVC
Boundary treatments:	Timber hit and miss fencing
External works:	Permeable block paving Landscaping as above

These materials reflect the typical palette found in the area adjacent to the site (**Figure 37**). Whilst the existing terraced properties along Snape Hill Road were probably initially identical, over time they have been altered to form retail / food retail units with different fenestration and materials, so much of the visual cohesion has been lost. This lends itself to the new proposals following the lead of the local vernacular but not slavishly replicating the existing in exactitude.

The elevations of typical 2 and 3 bedroom bedroom house are shown in **Figures 38 – 39** below, but the materials and styling is similar in a 3 bedroom house etc. The submission drawings show the proposals with more context.



Figure 38 –Example elevations as proposed



Figure 39 –Example elevations as proposed

Access

Vehicular and transport links:

The application site is located off Snape Hill Road, approximately 500m from the centre of Darfield.

Access to the site is from the existing stubs of Havelock Street, which the development will reconnect to form a through route.

Each unit is provided with 1 or 2 parking spaces, with 8 visitor spaces also distributed around the development.

As both ends of Havelock Street are currently used already for access, it is not expected that the proposals will alter the existing vehicular access or change visibility through the site. However, the upgrading of the existing road surface, and the addition of speed reduction measures at each end of the reconnected route should improve the road, rather than be detrimental to vehicle access.

With a number of new developments adjacent to the site, whilst the new units will generate additional trips from delivery and collection services, these are likely to be absorbed by the existing capacity of these services.

In order to reduce vehicular use, the units have space for enclosed cycle parking in the rear gardens in accordance with CfSH, and there is a bus stop directly outside the site that provides bus services to Doncaster town centre and Barnsley town centre, as well as further afield. Wombwell and Goldthorpe Railway Stations are also close to the site, offering frequent train services to Leeds and Sheffield.

Inclusive access:

It is axiomatic that where the built environment is designed to meet the needs of disability, it will generally provide a better environment for all of those who use it.

In this instance level access is provided up to the principal entrance of each unit which has a level threshold, utilising ramps if required. At ground floor level there is sanitary accommodation, comprising a WC and a connection for a floor drain together with and an area that can be used as a bedroom space.

The internal and external layouts comply with the requirements of Lifetime Homes and Part M of the Building Regulations, and allow adaptability in the future.

Within the units:

Doorways will provide a minimum clear opening width of 800mm to facilitate wheelchair access.

Floor finishes, such as barrier matting, will be chosen to facilitate wheelchair access.

New electrical controls to be located between 450mm and 1200mm from the finished floor level.

Appendices:

- Appendix 1:** Planting Palette
- Appendix 2:** Tree Recommendations
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Appendix 1: Planting Palette

Provided by *Synergy Housing Solutions*

3 pages inserted

Planting Palette – Hedges & Shrubs

Formal Hedges



Fagus sylvatica
(*Beech*)



Carpinus betulus
(*Hornbeam*)



Buxus sempervirens
(*Box*)

Informal Hedges



Rosa rugosa
'Alba' and 'Rubra'



Rosa 'Bonica'

Large specimen shrubs



Buddleia davidii 'Black Knight'
(*Butterfly Bush*)



Cornus Alba 'Elegantissima'
(*Variegated Dogwood*)



Phormium tenax
(*New Zealand Flax*)

Low shrub planting



Hebe 'Autumn Glory'
(*Dog Rose*)



Rosa 'Meidiland'
(*Groundcover rose*)



Lavandula 'Vera'
(*Lavender*)



Rosmarinus officinalis
(*Rosemary*)



Planting Palette – Herbaceous Perennials & Grasses



Achillea 'Coronation Gold' (Yarrow)



Chrysanthemum leucanthemum (Oxeye Daisy)



Crocosmia 'Lucifer'



Geranium 'Ann Folkard'



Geranium 'Orion'



Hemerocallis lilio-asphodelus (Day Lily)



Nepeta x faassenii (Catmint)



Phormium 'Yellow Wave' (New Zealand flax)



Phormium 'Bronze Baby' (New Zealand flax)



Rudbeckia fulgida 'Goldsturm' (Coneflower)



Salvia nemorosa 'May Night'



Sedum spectabile 'Autumn Joy'



Stachys macrantha 'Superba'



Festuca glauca (Blue grass)



Planting Palette – Bulbs & Wildflowers

Bulbs



Crocus
(Mixed Dutch Varieties)



Galanthus nivalis
(Snowdrop)



Hyacinthoides non-scriptus
(Bluebell)



Narcissus pseudonarcissus
(Wild Daffodil)



Narcissus 'February Gold'
(Early Daffodil)

Wildflower Plugs



Anemone nemorosa
(Wood Anemone)



Primula vulgaris
(Primrose)



Ranunculus ficaria
(Lesser Celandine)



Viola riviniana
(Dog Violet)

Appendix 2: Tree Recommendations

Provided by *Synergy Housing Solutions*

2 pages inserted

Snape Hill Road-Darfield

Recommended Tree Species to Formalise Development Proposal

Small Trees

- *Acer campestre* (field maple)-small tree
- *Acer griseum* (paper bark maple)-slender ascending branches, open crown, attractive bark
- *Ailanthus altissima* (tree of heaven)-strongly ascending branches
- *Amelanchier lamarkii*-planted alternate with *crataegus* x flowers contrast with the *crataegus* leaves and vice-versa
- *Carpinus betulus* (hornbeam) var *fastigiata*-strongly ascending branches
- *Crataegus laevigata* (midland hawthorn) var *Pauls scarlet*-striking red flowers
- *Corylus avellana* (common hazel)- attracting wild life
- *Prunus padus* (bird cherry)-pendulous white flowers
- *Prunus serrula*-very characteristic bark
- *Sorbus aucuparia* (mountain ash)-clusters of red fruit/wildlife
- *Sorbus aucuparia* (mountain ash) var *Joseph rock*-produces clusters of yellow fruit, suggest planting alternate to *sorbus aucuparia* for maximum effect

Medium Trees

- *Acer rubrum* (red maple)-attractive red/yellow leaf in Autumn
- *Acer saccharinum* (silver maple)-tolerant to most soils, attractive leaf with a silver underside
- *Alnus cordata* (Italian alder)-dense majestically conic crown
- *Alnus glutinosa* (common alder) var *laciniata*-attractive leaves
- *Betula pendula* (silver birch)-soft pendulous canopy
- *Betula papyrifera* (paper bark birch)-very characteristic bark
- *Sorbus aria* (whitebeam)-attractive leaves with silver underside, white flowers
- *Quercus ilex* (holm oak)-evergreen, spreading crown, good screening tree

Snape Hill Road-Darfield

Recommended Tree Species to Formalise Development Proposal

Large Trees

- *Acer platanoides* (Norway maple) var crimson king-deep red purple leaves
- *Acer platanoides* (Norway maple) var drummondii-green and yellow variegated leaves
- *Fagus sylvatica* (copper beech) var purpurea-good Autumn colours
- *Tilia cordata* (lime)-formal avenue tree
- *Castanea sativa* (sweet chestnut)-striking leaves and fruit

Appendix 3: Building for Life Statement

Questions taken from 'Building for Life 12'
Birkbeck and Kruczkowsk 2015

"Building for Life 12 is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live...

...It was redesigned in 2012 to reflect the National Planning Policy Framework's commitment not only to build more homes, but better homes, such as can be achieved when local communities participate in the place-making process and help identify how development can be shaped to accommodate both new and existing communities.

The questions are therefore designed to help structure discussions between local communities, local planning authorities, developers and other stakeholders..."

The requirement for Building for Life (BfL), assessment at Barnsley Metropolitan Borough Council (BMBC) pre dates the changes to the BfL system and, in fact, still asks for response to the original 20 question assessment. The former assessment was a qualitative scoring system whereas, as above, BfL 12 is a tool for promoting discussion and a certified assessment can only occur post approval. As such, the submission and validation requirements for BfL are somewhat less defined.

We have therefore agreed with the planning officer to submit this BfL Statement at this stage, with commentary on each of the 12 Criteria, as below:

Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

As a housing site in the past, the development extends the existing road stubs of Havelock Street back into a through road as it was previously, and centres the dwellings around it. It also reinforces the streetscape along Snape Hill Road with the addition of a number of properties facing onto the road, infilling gaps in the urban grain. Access and outlook to existing properties is preserved or enhanced.

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 site is an urban infill site in an existing town, fully served by all of the above facilities in close proximity.

3 Public transport

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

As Question 2 above. Specifically there are bus stops immediately adjacent to the site with a regular service.

4 Meeting local housing requirements

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

The end user and applicant have worked closely with local housing services to achieve an appropriate mix of

housing suited to local need. This comprises 2 and 3 bedroom properties on a long term assured tenancy basis.

Creating a place

5 Character

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

As an urban infill development, the scheme is designed with an overall scale and appearance typical to the area.

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?

The site is steeply sloping and south facing, and accommodating this slope was one of the key design criteria.

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?

The buildings are oriented and positioned to create opportunities for a layering of public, semi-private and private landscape. The dwellings follow the re-instated Havelock Street, defining the streetscape.

8 Easy to find your way around

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

As Question 1 above, the use of existing streets along with the sloping site allows views in and out of the relatively small site so finding your way around will be no problem. The street terminates at both ends onto Snape Hill Road, and both entrances can be viewed from the main street.

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?

Due to the existing slope of the site, the re-instated Havelock Street will slope upwards from Snape Hill Road, and its slope will have an effect on vehicle speeds entering the site. In addition, speed calming measures are proposed at each entrance to Havelock Street. As above, areas of public green space are provided and parking courts that sit off the main road provide low speed social spaces away from the main street.

10 Car parking

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

All of the new dwellings are provided with at least 1 parking space, and up to 2 for 3 bedroom units. A number of visitor spaces are also provided and spread around the development. In some instances car parking is provided off the street, adjacent to the dwelling, in others in front of the units and for others in parking courts set off the main street in front of the units.

11 *Public and private spaces*

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

A number of public spaces are provided which will be maintained by the housing association, the front and rear garden spaces of each unit will be maintained by the tenants. The planting palette and landscaping proposals are incorporated into the Design and Access Statement.

12 *External storage and amenity space*

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

The refuse and recycling requirements of BMBC have been considered, and adequate space for this designed into the scheme. In the majority of cases this is incorporated into the rear gardens of the properties which generally have external access. Whilst cycle storage is not provided by the housing association, the external access to the rear will allow the addition of secure shed and / or cycle storage to be provided by the tenants.

The vehicular parking requirements are as per Question 10 above.