DESIGN & ACCESS STATEMENT
New Lodge Redevelopment, New Lodge Crescent, Barnsley

INTRODUCTION

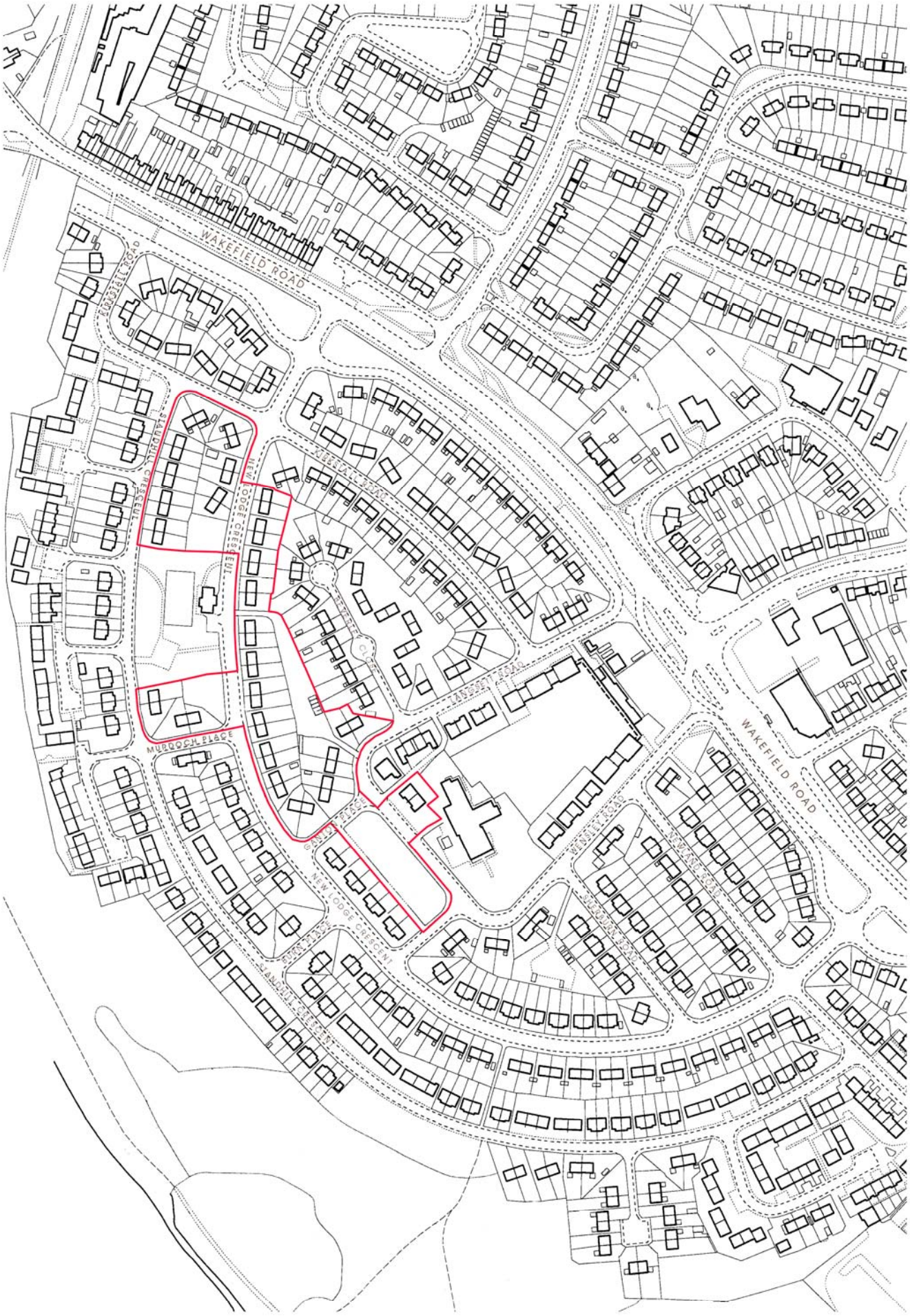
This statement has been produced on behalf of Yorkshire Metropolitan Housing Association who propose to redevelop an area of the New Lodge Estate with renewed housing stock. The structure and content of the statement is based on advice contained within Design and Access Statements produced by CABE. The statement has four sections; Setting the Scene, Evaluation, The Design Response and Access Issues.

SETTING THE SCENE

The site and its location

The proposed site is located to the north of Barnsley near Staincross and is located within the development limits of the area (see Fig. 1). The scheme will provide 64 new dwellings to replace existing aging housing stock on the New Lodge estate. The existing buildings within the site boundary are predominantly built of prefabricated concrete panel construction although there are also a number of brick built properties. Some areas of the site have recently been cleared by the Local Authority and it is understood that further demolition work is scheduled.

Fig. 1 Aerial view



Revisions:

Scale	1:2500 @ a3
Date	01.08.08
Drawn	-
Dwg.No	2121.15.120

New Lodge Crescent

Barnsley

Phase 1 Location Plan

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Fig. 3 Existing Housing Stock

Fig. 4 Existing Bungalow bordering the site opposite Ganton Place

Fig. 5 House bordering the site along the west of Beverly Close

Fig. 6 Existing Bungalows along the eastern side of Beverly Close

Fig. 7. Existing Housing Stock

Context

The proposed site is bounded by existing housing and highways on all sides (see Fig. 3). The surrounding housing follows a two storey semi-detached form constructed with pre-fabricated concrete panels red/ brown brick and concrete tiled roofs (see Figs. 3 to 7).

Fig. 8 Aerial view of northern area of site looking north

Fig. 9 Aerial view of southern area of site looking south east

Planning Context

The proposed site is located in an existing residential area in accordance with Policy BA 2 of the adopted Barnsley Unitary Development Plan (the UDP). The proposed site area is approximately 2.2 hectares (5.5 Acres). Prior to the commencement of demolition works the site was occupied by 68 dwellings consisting of 52 houses and 16 flats. Therefore the proposed site is suitable for residential development as it is classified as a brownfield site in accordance with Appendix B of Planning Policy Statement 3. The new development will provide 64 dwellings which will all be semi-detached houses, within the existing highway layout, which accords with policy H8 in the Barnsley UDP. As a result the siting and orientation of proposed units have no impact on the amenity of the surrounding residents. Also, the proposed development consists of single and two storey buildings which reflects the height of the surrounding buildings. As a result it is considered that the layout form and design of the proposal accords with policies BE5, BE6 & BE6A within the UDP and Supplementary Planning Guidance 2. There is no significant change in the amount of housing proposed on the site; thus traffic generation, demand for public transport, pedestrian movements and educational needs will remain largely unaltered. Therefore the proposal accords with T2 contained within the UDP. In curtilage driveway parking is provided for all units, with the two bedroom units provided with one parking space and the three and four bedroom units provided with two spaces. This provides an overall parking provision of 1.6 spaces per unit across the site. Although parking ratio is high, it is considered that the removal of an existing on street parking problem justifies the amount of in-curtilage parking and therefore the proposal accords with Policy T22 within the Barnsley UDP and the parking standards contained within Supplementary Planning Guidance 32.

Consultation

Prior to the submission of this application consultations occurred with Barnsley Metropolitan Borough Council and included discussions with the Planning and Highways departments. Regular Steering Group meetings have been held since December 2007 which have been attended by Councillor Picken and other ward representatives as well as representatives from other interested Council departments.

As part of the pre-application discussions the Secured by Design Architectural Liaison Officer for the area was consulted. Following feedback from the Architectural Liaison Officer a number of crime prevention measures are to be adopted as listed below;

- In curtilage parking provided to the front or side of new properties on gated private drives.
- All communal parking courts removed from new development area.
- Ally ways adjacent to rear gardens removed.
- Entrance door to new properties to a minimum PAS 24-1 rating

A number of public consultations have also taken place as part of the pre-application process the most recent of which was held at the community centre on Saturday 19th July 2008 where coloured presentation boards were displayed explaining the principles for the proposed development. Representatives from the Housing Association, Design Team and Development Project Managers were in attendance to address local residents queries.

EVALUATION

The current scheme has evolved from the feedback received from the Council and existing residents of the estate. Comments from the Architectural Liaison Officer indicated that several measures (see above) would need to be included in order to satisfy Secure By Design principles. As a result several crime prevention measures were introduced to the proposal.

THE DESIGN RESPONSE

Design Materials and Articulation

The proposed development will involve the construction of 64 new build dwellings all with private rear gardens and off street in-curtilage parking. Dwelling range in size from two bedroom to four bedroom properties. All are semi-detached units. The two bedroom properties consist of a mixture of bungalows and two storey houses. The 3 bedroom properties are all two storey and the 4 bedroom dwellings are two storey with an additional bedroom located within the roof space.

The location of the proposed dwellings has been carefully considered in terms of the separation distances to the adjacent residential properties in order to achieve a separation distance of a minimum of 21 metres between windows to primary rooms and to avoid impact on amenity of adjacent properties or garden areas. The new buildings are constructed using a limited palette of traditional and contemporary materials. They utilise forms that reflect the local vernacular whilst responding to the requirements of modern living. The proposed new buildings are walled predominantly in brick and rendered blockwork. Brickwork will predominantly be red wire cut facing brick. Feature elements of timber cladding and metal balustrading are also used on facades. Roofs are generally pitch at an angle of 33 degrees and are finished in interlocking concrete tiles. Entrance doors are highlighted by projecting canopies.

Access Arrangements

Vehicular and pedestrian access to the new dwellings will utilise the existing road network. The existing adopted road network is to remain largely unaltered within the proposed development with the exception of the formation of two short lengths of new road running perpendicular to New Lodge Crescent at the northern end of the development. One a cul-de-sac in the form of a mews court off the eastern side of New Lodge Crescent serving 4 dwellings and the other linking New Lodge Crescent with Standhill Crescent.

Entry

In keeping with the aspirations of the Barnsley UDP and the requirements of Part M of the building Regulations the development aims for future proofing of the dwellings by making them 'accessible to all'. A level threshold arrangement is provided to all external doors in order to enable those with mobility issues to enter the buildings without the need to negotiate a stepped approach. The approach from the parking area to the main entrance has been arranged to enable a level or ramped approach to the entrance to be achieved.

Main entrance are highlighted by their architectural treatment in order to make them obvious to visitors. Projecting canopies over front doors shelter residents and visitors entering or leaving the building. Entrance doors, handrails and ironmongery will be designed to contrast with surrounds in order to make them easily identifiable to the visually impaired. Uncoated metal door handles will not be used on external door so that ironmongery will not become cold to the touch in poor weather conditions.

Inclusive Design:

The development will promote social inclusion through the use of Inclusive Design principles to make it accessible and available to the largest number of users and potential residents. Consideration has been given to responding to the issues raised under the Disability Discrimination Act (DDA) (1995) and the amendments of 2005 in order to create external and internal environments within the development which can be enjoyed by everyone. In designing the development reference has been made to Part M of the Building Regulations, to the principles of 'Building for Life' as promoted by CABE (Commission for Architecture and the Built Environment) and features to address "Life Time Homes" have been adopted within many of the houses.

"Lifetime Homes are designed to make life as easy as possible for as long as possible because they are thoughtfully designed. They provide accessible and adaptable accommodation for everyone, from young families to older people

and individuals with temporary or permanent physical impairment." Entrance level WC's are provided in all dwellings; in homes with more than two bedrooms these are sized to facilitate side transfer from a wheelchair and to accommodate retro fitting to create a future wet room arrangement. knock out panels are provided between the principle bedroom and bathroom in order to allow for future fitting of hoist arrangements from the bed to the bath. Space is also allocated for use as a home office and units incorporate a downstairs family room which could be used as a bedroom if required.

Revisions:

Houses:

Bungalows—2 bedrom 3 person bungalows **10**

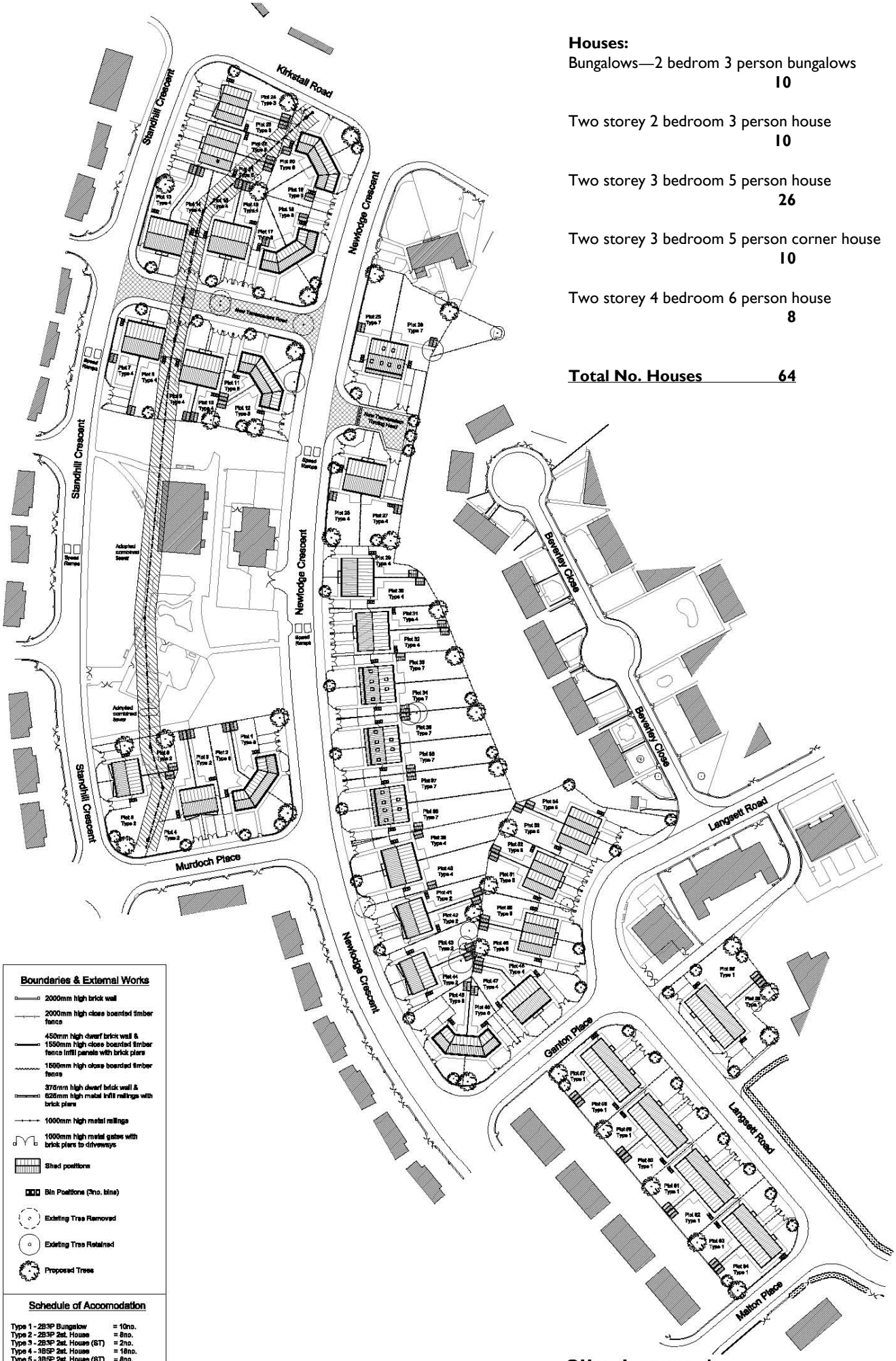
Two storey 2 bedroom 3 person house **10**

Two storey 3 bedroom 5 person house **26**

Two storey 3 bedroom 5 person corner house **10**

Two storey 4 bedroom 6 person house **8**

Total No. Houses 64



Boundaries & External Works

- 2000mm high brick wall
- 2000mm high close boarded timber fence
- 450mm high dwarf brick wall & 1550mm high close boarded timber fence infill panels with brick piers
- 1500mm high close boarded timber fence
- 375mm high dwarf brick wall & 625mm high metal infill railings with brick piers
- 1000mm high metal railings
- 1000mm high metal gates with brick piers to driveways
- Shed positions
- Bin Positions (3no. bins)
- Existing Tree Removed
- Existing Tree Retained
- Proposed Trees

Schedule of Accomodation

Type 1 - 2B3P Bungalow	= 10no.
Type 2 - 2B3P 2st. House	= 8no.
Type 3 - 2B3P 2st. House (ST)	= 2no.
Type 4 - 3B5P 2st. House	= 18no.
Type 5 - 3B5P 2st. House (ST)	= 8no.
Type 6 - 3B6P 2st. Corner House	= 10no.
Type 7 - 4B6P 2.5st. House	= 8no.
Total	= 64no.

Site Area = 2.24ha 5.52acres
Density = 28 units/ha 12 units/acre

Car Parking = 108no. (169% Parking Provision)

YORKSHIRE HOUSING

drawing status

- approval
- construction
- preliminary
- record
- information
- comment
- tender

Scale	1:500 @ A1
Date	05.08.2008
Drawn	JK
Dwg.No	2121.15.110

Site Layout
Newlodge Crescent, Barnsley
Yorkshire Housing

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Environmental and Sustainability Principles:

Yorkshire Housing recognises that climate change is a major environmental issue for our planet and place priority on designing to reduce carbon emissions arising from the construction and operation of buildings. The design of the buildings will aim to achieve a comfortable and healthy internal environment whilst minimising the consumption of fossil fuel.

In this regard consideration will be given to examining the following issues:

- Optimisation of passive solar energy gains during the heating season. well thought out utilisation of solar and internal gains.

- Airtight and thermally efficient building Envelope:
  It is proposed that insulation and air leakage from buildings will exceed current building regulations requirements.
  Very good levels of insulation with minimal thermal bridging and
  High levels of airtightness

- Low carbon options for heating.

- Effective heating lighting and ventilation controls to avoid energy wastage good indoor air quality.

- Options for incorporation of renewable energy sources within the development.

General Approach:
All new build dwellings will be built to meet the requirements of the current building regulations in conjunction with the Code for Sustainable Housing. The development is to achieve Level 3 of the Code for Sustainable Homes which dictates that dwellings must achieve a 25% reduction in carbon emissions compared to building regulations requirements.

It is proposed that passive energy saving measures will generally be adopted in the design of the building to ensure that the new development offers energy efficient performance.

Items being considered include provision of high levels of thermal insulation, building orientation, the provision of natural shading through roof overhangs and balcony projections and arrangement of the building layouts to facilitate natural ventilation. Glazing provision will also be arranged to take advantage of the suns radiant heat.

Materials:
Materials have been chosen based upon:the context of the development, their longevity, minimising requirements for future maintenance, being sourced from the locality minimising excessive

transportation costs and their future recyclability.

Where practical building materials will be obtained from sustainable/ renewable sources. Many natural materials have been chosen which are inert in nature and pose minimal risk during future demolition. These materials are also generally capable of being reused or recycled.

Heating, thermal storage and reduction of heat loss:
It is proposed that levels of thermal insulation of the buildings will exceed approved standards throughout. The development generally aims to incorporate larger glazed areas within southern facades and smaller openings in northern facades to reduce heat loss

Energy efficient boilers will be used throughout the development and heat recovery is being considered to partially heat incoming air, water

Internal lighting and ventilation:
Low energy lighting will be adopted where appropriate. In addition, effective lighting sensors/ controls will be utilized in order to avoid unnecessary energy wastage. Building depths and arrangements have been generated in order to maximise the potential use of natural ventilation and natural lighting. It is proposed that the majority of rooms within the development will be naturally ventilated.

White Goods:
Where white goods are provided as part of the fit-out these will be to A energy rating or better in order to minimise consumption.

Solar Collection for water heating and heat recovery:
We have been considering incorporating solar thermal panels on properties for water heating. One method being considered is to fit each dwelling with a roof mounted solar thermal panel to pre-heats water within the water storage tank in each property. We are also considering the incorporation of Heat recovery units mounted on the flue extract from the boiler which will provide further heating to water that feeds back to the storage tank.

Enquiries with suppliers of solar collectors has suggested that panel efficiency levels for orientations away from south vary approximately as follows.

Based on South as 100% efficiency:
Southeast 70- 80% efficiency
Southwest 90- 95% efficiency
West 75- 80% efficiency
Northwest 40%

On the basis of these preliminarily investigations we are proposing that whilst the majority of properties within the development would incorporate simple pitched roofs some properties with adverse aspects will incorporate a saw tooth roof arrangement to enable panels to be orientated in a southerly direction. .

Rainwater Collection and Storage:
Rainwater collection and storage from roof areas within water buts connected to the down pipes within rear gardens is being considered to store water for garden irrigation purposes.

Flooding and Drainage

Reference to environmental agency flood risk maps indicate that the site lies well outside the extent of extreme flood from local watercourses (see Fig. 11). It is identified as falling within an area of low risk from flooding from rivers; with the risk each year in this area being identified as 1in 1000 or less. (The threshold between low and moderate risk is 1in 200 so this site is 5 times less liable to flooding from watercourses than those at the low risk threshold.) The site previously accommodated a similar number of units to the proposed scheme so rainwater run off from roofs will be largely unaltered. The new proposals allow for off street parking for all units which will impact upon the extent of hard standing around dwellings however it is intended that the new dwellings will be surrounded by areas of soft landscaped garden with hard surfaced areas being limited to footpaths and the parking areas. Existing parking courts within the development site are to be removed and given over to amenity grassland in rear gardens so the impact of the new private drives will be offset to a considerable extent. It is therefore envisaged that this development will have a similar impact on the existing drainage infrastructure to that created by the previous development which occupied the site.

Fig. 11 Flood risk plan