WORSBROUGH REGENERATION PHASE 2

BRUCE AVENUE, WORSBROUGH, BARNSLEY.

Design and Access Statement

A proposed development of 16 No dwellings consisting of 2No four bed houses, 10No three bed houses, 2No two bed houses and 2No two bed flats for South Yorkshire Housing Association.

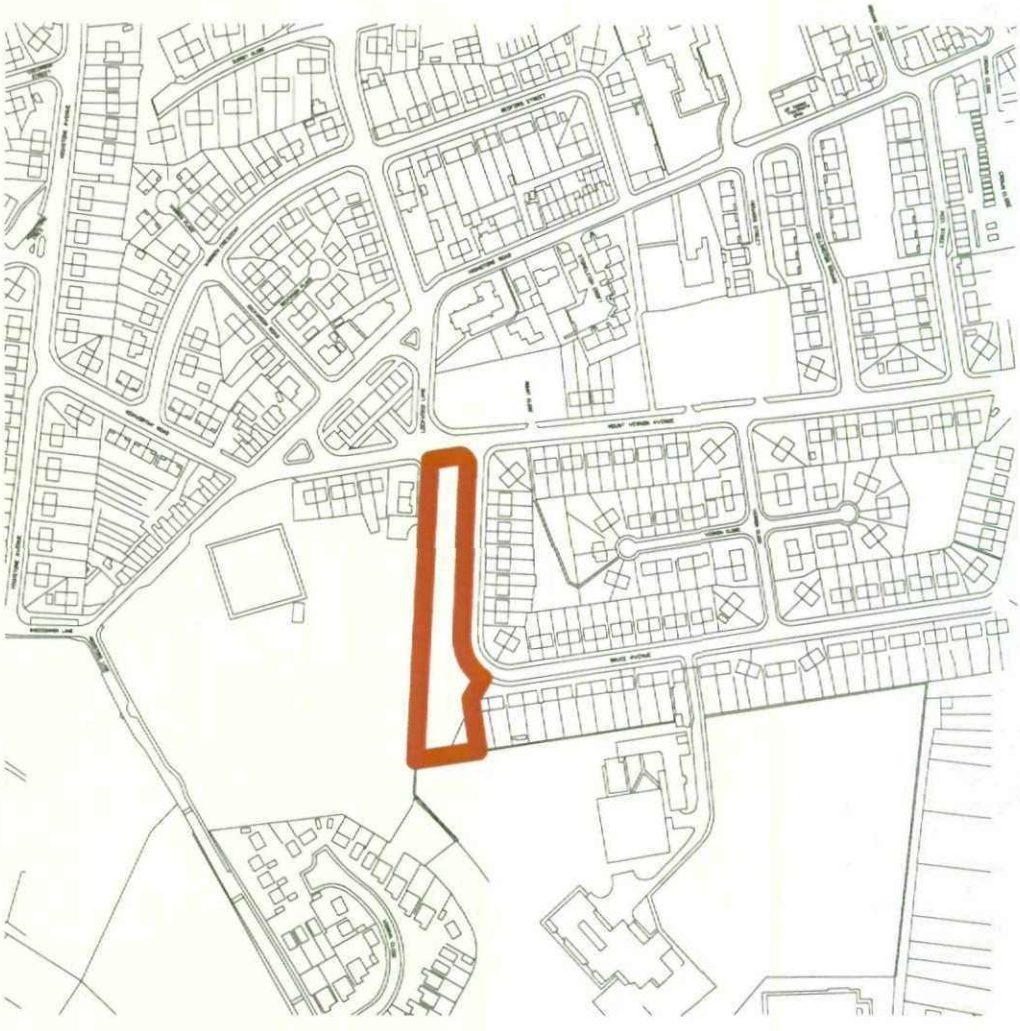
syha
South Yorkshire Housing Association

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1.0 Site Assessment

1.1 The development site



The development site is located within the Worsbrough area of Barnsley and has excellent connections with the surrounding area due to the vicinity of junction 37 of the M1. The site measuring approximately 159.6m wide and 59.9m deep is located adjacent Bruce Avenue. Local authority playing fields abut a dilapidated stone wall to the west boundary of the site, Mount Vernon Avenue the north, Bruce Avenue the east and Worsbrough Common Primary School the south. The site slopes from south to north (towards Mount Vernon Avenue) and is currently owned by BMBC. The site is now vacant due to the demolition in recent weeks of council housing and is classed as a housing policy area by the latest UDP.



View looking south at the west boundary of the site.



View looking east across the site down towards Bruce Avenue.



View looking north across the site down towards Mount Vernon Avenue.



View looking south up Bruce Avenue (east boundary of the site).



View looking towards the south boundary of the site (school boundary).



View of north boundary from Mount Vernon Avenue.

1.2 Public transport

The nearest bus stop is located on Mount Vernon Avenue and the time table is as follows:-

To Barnsley- Mon to Friday 05:04, every 10mins until 23:43.
Sat 05:04, every 10mins until 23:43.
Sun 9:52, every 13mins until 23:43.

Barnsley train station is located within 1.6miles of the development site and the train timetable is as follows:-

To Sheffield- Mon to Friday 05:18 to 23:26 every 12 to 20 minutes.
Sat 05:18 to 23:06 every 13 to 30 minutes.
Sun 09:21 to 23:12 every 60 minutes.

1.3 Pedestrian access

There is a minimum 2.5m wide pavement to both sides of Bruce Avenue with the footpath being of generally good repair.

1.4 Vehicular access

Bruce Avenue adjacent the site is 6.2m wide and serves approximately 100No dwellings with the road being of generally good repair.

2.0 Planning Policies

2.1 UDP

The site is classed as a housing policy area by the latest Unitary Development Plan.

3.0 Consultation

3.1 Community

Prior to the submission of the application to gain planning permission for Phase 1 of the Worsbrough Regeneration scheme, intensive consultation had been carried out with the local community between Berneslai Homes and South Yorkshire Housing Association. On this basis a masterplan was drawn up of which Phase 2 is the next stage, followed by stages 3 and 4, which are yet to be submitted.

Through this consultation it was determined that as part of Phase 2 the community would like to see better access created to playing fields that run adjacent to the top of Bruce Avenue. The courtyard created providing pedestrian and vehicular access has been utilised to then provide access to the playing fields.

Regular consultation also takes place between SYHA, Berneslai Homes, Ward Councillors (Councillors Price and Bowden) and the Worsbrough Common Community Association via monthly Project Group meetings and Community meetings. These meetings have been taking place for nearly two years and will be progressing until the completion of Phase 4.

Strategic meetings also take place between SYHA, Berneslai Homes and BMBC.

3.2 Planning

The scheme has been presented to Joe Jenkinson from Barnsley MBC planning department for preliminary advice.

The first comment raised was in relation to Plots 1 and 2 and the provision of garden space to each flat. With respect to being overlooked Plot 2 has been allocated an area of garden which has no windows to it, either at ground or first floor. This will therefore provide private garden space. Comment was made about the possibility of replacing the flats with a pair of semi-detached houses. However, through consultation it was highlighted that 2No flats would be provided to Phase 2 and the preferred location would be at the junction of Bruce Avenue and Mount Vernon Avenue.

A point was raised over the orientation of plots 10 to 12, resulting in north facing gardens. With regard to this a point was raised over the gardens to these plots being cramped. For this reason Plots 3 to 9 have been adjusted by being moved towards Mount Vernon Avenue, this has resulted in better garden space being provided to Plots 10, 11 and 12.

With regard to the turning head, this is something that has been indicated on master plans produced over the previous 2 years and again is a product of community consultation. It was also discussed at a meeting held 17 September 2009 with Ian Wilson and Bob Knell of Highways. At this meeting the turning head was discussed and well received, with shared surfaces being incorporated.

At this meeting Berneslai Homes were also present and the environmental works currently being carried were raised with regard to 96 and 98 Bruce Avenue. As the courtyard to plots 10 to 16 is formed this would have a direct affect on the frontages of numbers 96 and 98 Bruce Avenue. For this reason Barnsley Homes will be postponing the completion of their environmental works to numbers 96 and 98 and these works will be carried out as part of the works to Phase 2.

3.2 Highways

As noted under 3.1 a meeting was held on 17 September 2009 where the details of the Phase 2 scheme together with the overall masterplan for the Worsbrough Common Regeneration were discussed.

The comments made at this meeting have been incorporated into the scheme. It was recommended by Ian Wilson that the works would need to be submitted and approved for a section 278 agreement of the Highways Act to be entered into.

The raised plateau was discussed as a traffic calming measure and was well received although remedial works will be required to the existing Highway within 2m of the raised plateau.

Drop kerbs are to be provided to the new properties where off street parking is provided. This will lead to the existing footpath being stripped and renewed. These will be provided under an application for approval under section 184 of the Highways Act.

1No street light column is to be removed where the new courtyard is formed and a new column will be provided within the courtyard area.

4.0 Implications for design

4.1 Opportunities

The scheme gives an opportunity to improve visual amenity and improve the quality of pedestrian routes through the area via the new courtyard from Bruce Avenue to the playing fields running adjacent to Bruce Avenue. The formation of this courtyard will consequently open up the top of Bruce Avenue giving a level of visual amenity to the playing fields.

4.2 Constraints

A right of way is required through the site to link Bruce Avenue with the local authority playing fields to the west. It is understood that the best route for this to be gained and consequently adopted is to enter into a section 278 agreement with the Local Authority.

There is a fall across the whole of the site from south to north (towards Mount Vernon Avenue).

5.0 Design

5.1 Amount, layout, scale

The scheme is made up of the following mix of properties:

- 2No four bed houses @ 125m2
- 6No three bed houses @ 92.6m2
- 4No three bed houses @ 84m2
- 2No two bed house @ 73m2
- 2No two bed flats @ 60m2 +64.2m2

Please see the site layout, elevations and street scene for the scale and layout of the scheme.

5.2 Landscaping

Paths are to be tarmac and the parking bays block paved. High quality low brick walls topped with metal railing panels to match Berneslai environmental works nearby.

High level walls to match the low walls where rear gardens are adjacent to Bruce Avenue to meet Secured by Design are proposed. A new 1800mm high wall with brickwork upto 1200mm above ground level with piers at 2.4m centres with 600mm high metal railing over the wall and between the piers, this achieving the 1.8m high boundary wall to achieve Secured By Design. This wall is proposed to replace the dilapidated stone wall to the west boundary.

Stained 1200mm high timber fences are proposed to separate the rear boundaries. Knee rail fences will be provided to the front of the properties in order to separate gardens. All gardens (front and rear) to be turfed.

5.3 Appearance

All properties (please see relevant site elevations) have a mix of the proposed materials consisting of the following:

- Western red Cedar cladding – natural finish
- Rendered blockwork – colour Ivory
- Artificial Stone – dressed finish, buff black
- Brickwork – Carlton Bretton Dragwire (red brick)
- Concrete interlocking roof tiles – colour slate Grey
- UPVC windows finished dark-grey as Admiral Grey BS 18 B 25
- Doors – Composite doors, painted black
- Fascia, soffits, bargeboards and rainwater goods from Aluminium with polyester powder coated finish, colour mid-grey

5.4 Use

All properties provide a Social Housing need and consist of the following mix:

- For Rent - Plots 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15.
- Shared Ownership – Plots 4 and 5.
- Intermediate Rent to Homebuy – Plots 3 and 16.

5.5 Access

A convenience store is located within 0.14miles of the development, with the main supermarket located 0.83miles away. The principal shopping and commercial centre is the Alhambra Shopping Mall located within 1.37miles of Bruce Avenue.

All dwellings to have level access with front entrances utilising 1022mm wide doorsets and 900mm internal doorsets. The stairs are capable of taking a stair lift all switches and controls to be at 1200mm with sockets mounted at 600mm above floor level and kitchens 900mm.

6 Refuse/recycling

6.1 Bin/ recycling strategy

All dwellings have a bin store for four bins located to the rear of each property. Waste collection, to be undertaken by the local authority.

The following bins will be provided to each property with a bin store being allocated against each plot:

Local Authority Provision

General Refuse	DIMENSIONS:720 X 650 X 1060mm	VOLUME: 240L
Recycling 1 (Green)	DIMENSIONS: 720 X 650 X 1060mm	VOLUME: 240L
Recycling 2 (Blue)	DIMENSIONS: 560 X 560 X 1060mm	VOLUME: 140L
Recycling 3 (Brown)	DIMENSIONS: 560 X 560 X 1060mm	VOLUME: 140L

In addition to the above SYHA will also be providing a composting bin to each plot.

30th November 2009