

Proposed Full Planning Application for a 43 no. Unit Residential Development *Larch Place, Kendray, Barnsley*



planning
& design

Design and Access Statement

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1.0 Foreword

This Design and Access Statement has been prepared on behalf of Keepmoat Homes Limited to accompany a full planning application for the creation of 43no. Residential Units with associated car parking and landscaping on approximately 1.08 hectares of land at Larch Place, Kendray, Barnsley.

The format of this report is principally derived from several sources including section 3 of Circular 01/2006 "Guidance on Changes to the Development Control System" which became effective on 10th August 2006, the advisory document "Design and Access Statements" published in 2006 by the Commission for Architecture and the Built Environment (CABE).

The required components of a design and access statement; Use, Amount, Layout, Scale, Landscaping & Appearance are provided in individual sections with other components such as context, which are also referred to. Throughout these sections reference is also made to material considerations which have influenced design and proposed use.



2.0 Development Overview & Use

As noted within the foreword, this document has been prepared to support a full planning application for the creation of 43no.units with associated car parking, highways and landscaping on 1.08 hectares of land at Larch Place, Kendray, Barnsley.

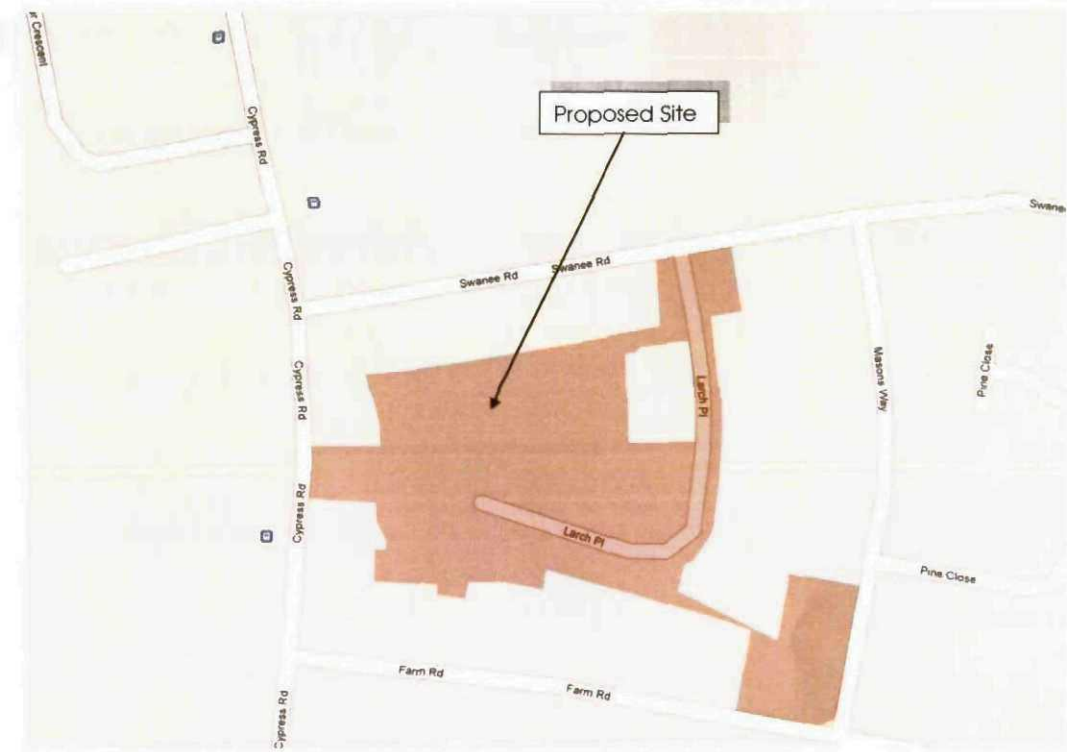
The site sits within a residential area, with residential units sited to the each boundary.

The site itself consisted of residential properties which have been demolished.

This application seeks approval for a comprehensive development, which respects existing build lines of the surrounding properties and complements the surrounding area.

Presented as a full planning application, this proposal has been the subject of significant design time and a thorough consideration of both planning policy and the economic realities of the site, to ensure the development produces an effective, efficient and attractive new area of townscape.

Therefore we propose to redevelop this area to provide much needed family residential dwellings in mews, semi-detached and detached styles. The external appearance of the house types is of a traditional form, with contemporary detailing.



3.0 Context & Design Process

3.1 Context of the Wider Area

The proposed development site has an area of 1.08 ha and is situated to the north and south side of Larch Place, approximately 3m to the north of Barnsley town center.

The sites boundaries consist of residential properties, an open area of green land is also located to the east.

The site is situated in close proximity to a number of amenities, including a Pharmacy and other stores. Kendray Primary School is also located approximately 0.4m to the north of the development site.

Barnsley Rail station is also located approximately 2.6m to the north.

The site is also located close to a bus route, off Cypress road, providing alternative means of transportation into Barnsley town Centre.



3.2 Context & Design Process - Overhead of Immediate Area

**Key:**

-  Proposed Development Site (Red Edged)
-  Existing Access Road Larch Place
-  Primary Road (Cypress Road) & Bus Route
-  Bus Stops
-  Residential
-  Kendray Primary School
-  Open Green Amenity

3.3 Context & Design Process - Photographic Study



1. View of houses 70 & 72 to be demolished off Cypress Road.



2. Eastern view from Larch Place, showing land where houses have been demolished.



3. Existing access Larch Place.



4. Existing houses located off Larch Place.



Locations.



5. Existing units off Farm Road to be demolished.

3.4 Context & Design Process – Existing Character Area Residential Properties

The surrounding area represents a range of medium density residential units.



Local Materials

1. Properties incorporate a mixture of dark and light red brick.
2. Concrete tile roofs predominantly presented in a gable form.
3. Roofs present overhanging eaves, and are grey in colour.
4. PVCu doors.
5. Windows are in a simple plain casement form and are constructed from PVCu.
6. Rainwater goods typically black or grey.
7. Properties incorporate a stone head and simple cill detail.
8. Some properties incorporate a door canopy.



3.5 Context & Design Process - Site Constraints and Opportunities

The following development opportunities and constraints plan (see section 3.7) denotes features to be taken into account when designing the new development.

The design team have reviewed all the constraints and opportunities presented by this site and developed a striking design, which will considerably enhance this Urban Regen area of Barnsley.

3.6 Context & Design Process - Site Constraints Explained

1. Existing access point

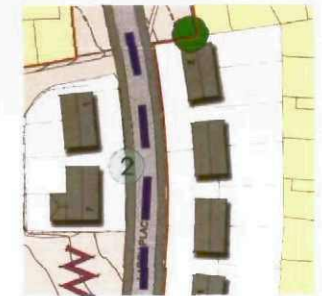
Existing access position into Larch Place.

This access is taken from Swanee Road, an alternative access to be considered as Swanee Road is very narrow and as such becomes heavily congested.



2. Existing properties to be retained

Properties are to be retained within the site, currently accessed off Larch Place.



3. Existing road structure

The scheme should consider the existing road structure which is being retained and in particular access to the existing houses.

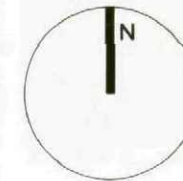


4. Possible Access

There is an opportunity to create a new access off Cypress Road with the demolition of 2no. properties. This access would relieve pressure on Swanee Road.



3.7 Context & Design Process - Key Development Opportunities and Constraints Plan



Key:

-  Proposed site
-  Existing access
-  Residential Area
-  Existing road
-  Possible extension of existing road
-  Proposed active frontage
-  Existing properties to be retained
-  Proposed active frontage
-  Existing trees
-  Houses to be demolished to create new access location

4.0 Amount

The amount of development on a site is derived from two allied but discrete considerations; the level of built footprint in relation to site area and the density of development as defined within Planning Policy Statement 3; *Housing*.

Taking the issue of built footprint first: the total gross site area extends to approximately 1.08 hectares (2.65 acres). This gross area accommodates a proposed built footprint of approximately 0.30 ha with the remainder of the area (0.78 ha) being taken by the existing road structure, private gardens, footpath routes, tree planting and parking.

In this regard the built form presents a legible addition to the existing townscape.

This site is highly sustainable as it is close to public transport facilities, for example the site is close to a bus route, local amenities in recreation, shopping, local schools and employment.

At 43 dwellings, this proposal provides a gross residential density of 39 dwellings per hectare which maintains the built grain of the surrounding residential area.

4.1 Schedule of Accommodation

Schedule Of Accommodation			
House Type		Size	No
665	2 Bed Semi / Terrace	665 SqFt	6No
763	3 Bed Semi / Terrace	763 SqFt	21No
771	3 Bed Terrace	771 SqFt	5No
828	3 Bed Detached / Semi	828 SqFt	6No
843	3 Bed Detached	843 SqFt	1No
844	3 Bed Detached	843 SqFt	4No
Total		33,051 sqft	43No

The amount of housing applied for is demonstrated within the supporting documents to be a suitable amount for this location, and is therefore a suitable use of the land.

The adjacent schedule shows the mix of housing which our layout accommodates.

From recent client experience and marketing advice from local estate agents who have detailed knowledge of the local area, the need for 2 & 3 bedroomed family housing in this location was identified, and as such the amount is a result of the layout design which in turn responds to the constraints and opportunities detailed elsewhere in this document.

A full suite of house types has been designed for this development, which meets the marketing brief.

Furthermore the existing character areas have also influenced the amount, in terms of the housing density.