



1410_HIGHSTONE ROAD
DESIGN AND ACCESS STATEMENT
21/12/2015

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1.0 INTRODUCTION

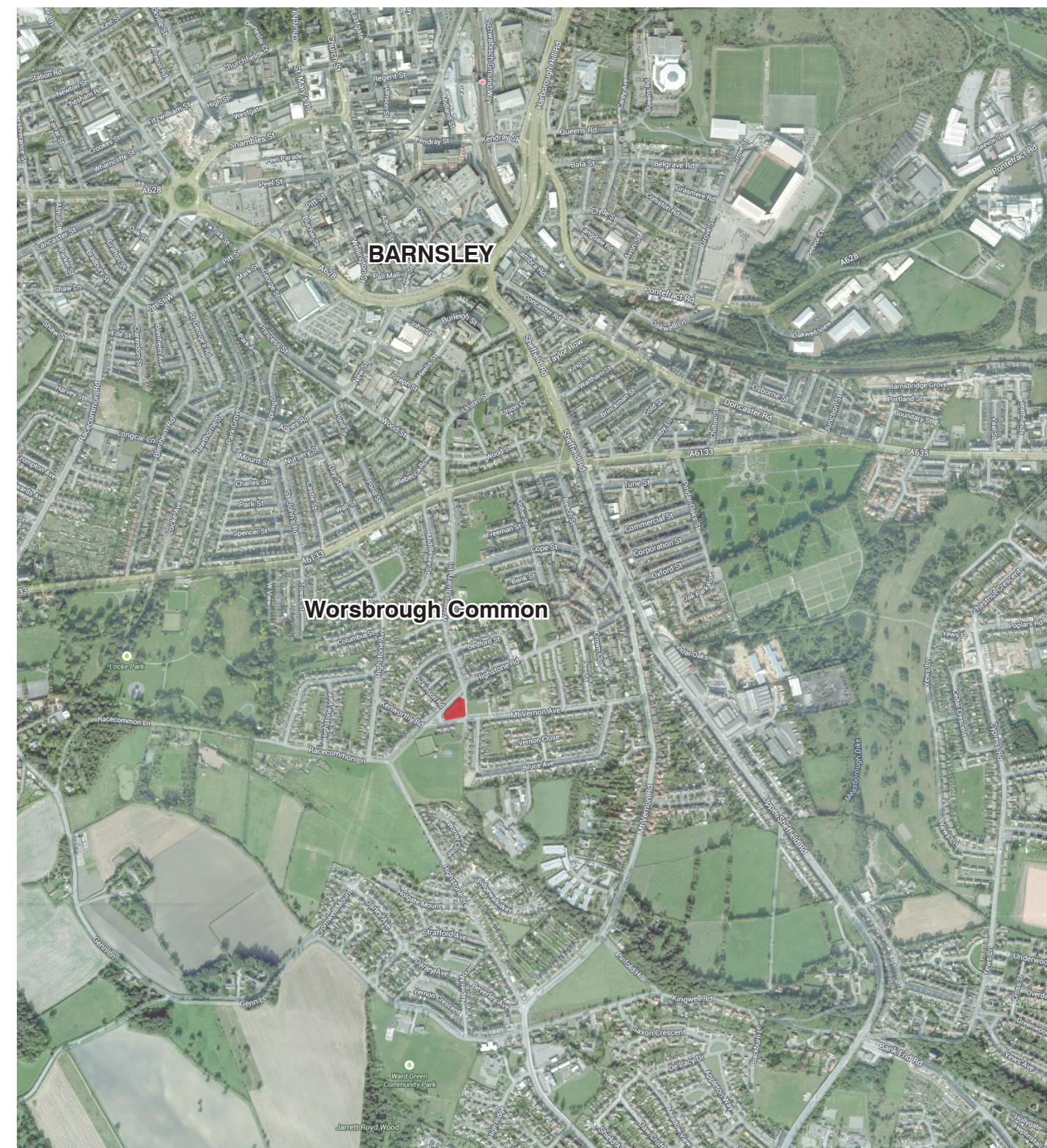
Mæ Architects are pleased to submit this application on behalf of South Yorkshire Housing Association (SYHA), for residential development at the site on Highstone Road, Worsbrough Common.

The application proposes the development of 6 bungalows, as general needs housing, most likely to be sought after by older people. The proposal provides areas of private and communal gardens, and parking for each dwelling.

The design aims to be sensitive to the scale and character of the local area, take account of the exposed nature of the awkward triangular plot, respond to the multiple approaches and views around the site, and reference the quality of materials of nearby buildings, both old and new.

The proposals have been approached with a thorough process of consultation with Barnsley Council, as well as other stakeholders such as SYPTE (South Yorkshire Passenger Transport Executive). and the Coal Authority.

This site is the fifth phase of the Worsbrough Regeneration carried out by SHYA. The community has been consulted on during the evolution of the earlier masterplan and kept updated on developing proposals by providing regular mailshots and feedback opportunities, and SYHA attendance at the Community Association monthly meetings.



South Barnsley, site in red

2.0

CONTEXT

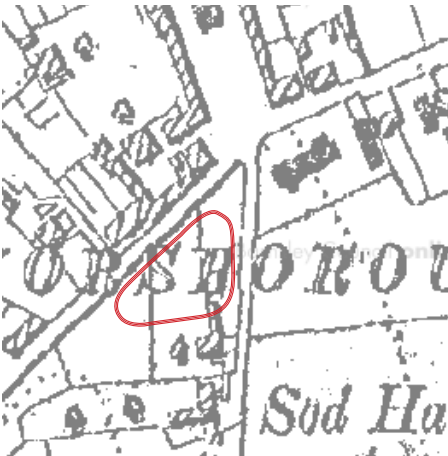
Worsbrough Common is located in South Barnsley, with good public transport and walkable links to the town centre.

Barnsley can trace its routes back to a reference in the Domesday Book of 1086. A former industrial town that specialised in coal mining and glassmaking, today it is a regional centre in South Yorkshire.

Worsbrough Common is predominantly residential, with some local amenities on Highstone Road, and community facilities nearby including a church, school, sports pitches and close proximity to open countryside to the west of the site.

Highstone Road forms the main north western boundary to the site, as the most historic and longstanding route through the area, characterised by the traditional Yorkshire stone terraced houses fronting onto the pavement. Mount Vernon Avenue forms the southern boundary, as another key route with prominent views of the site on approach up the hill, featuring predominantly red brick, hip-roofed, semi-detached homes. The third boundary of the site is located on Lockwood Lane, opposite St Luke's Church, and leading to Warren Quarry Lane which is the most direct route into Barnsley town centre.

The site is currently anonymous open green area. It was formerly occupied by a long 2 storey building of shops and flats, as shown on the aerial photograph.



Worsbrough Common 1895



Worsbrough Common 1948



Aerial view of site, showing former 2 storey building fronting onto Highstone Road

2.1 SITE HISTORY

The site formerly had a continuous singular 2 storey building on site, with shops on ground floor and flats above.

The removal of this building has opened up the site as an open green area, which enjoys cross-site views and open vistas. The proposal for the site seeks to embrace these renewed opportunities, for inclusive design that is engaging, attractive and responsive to local character, views and community aspirations.

Replacing the previous volume with a new building on site would reawaken numerous issues that the previous building presented, listed as follows.

- The north-facing 2 storey block immediately overshadows Highstone Road, a primary route in the area with otherwise strong historic architectural character
- The previous building disregards the multiple approaches and adjacent neighbourhoods that is definitive of this unique site and should be respected and addressed.
- Long reaching views are constrained around the 2 storey building, creating an impenetrable block on this prominent site
- The community to the south on Mount Vernon Avenue look onto the rear of the building, presenting a defensive and closed-off facade. At ground, the public realm is met with defensive, exposed rear fencing and parking, of low urban design quality and a risk for security

This site is the fifth phase of Worsbrough Regeneration being carried out by SYHA. The masterplan has responded to problems in the area by delivering better quality housing, quality materials, landscaping and private amenity areas, and defining streets and overlooked public realm.



Northfacing 2 storey frontage overshadowing Highstone Road.



The rear of the former building on site, presenting a defensive and inhospitable facade and exposed boundary to Mount Vernon Avenue



Previously boarded up properties projecting social problems in the area



Former local buildings with blank gables, minimal overlooking and poor boundaries



First phase of Regeneration adjacent to Lockwood Lane as rendered bungalows



New cedar and reconstituted stone units, with characterful elevations and large openings