

**Lidget Lane
Thurnscoe, Barnsley**

Design and Access Statement
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Contents

1.0 Introduction

2.0 Location Plans

3.0 Links

- 3.1 Transport
- 3.2 Education
- 3.3 Recreation
- 3.4 Shops and Services
- 3.5 Employment

4.0 Planning Statement

- 4.1 National
- 4.2 The Development Plan
- 4.3 Site Details
- 4.4 Considerations
- 4.5 Conclusion

5.0 Site Analysis

6.0 Proposals

- 6.1 Use
- 6.2 Amount
- 6.3 Layout
- 6.4 Scale
- 6.5 Landscaping
- 6.6 Appearance

7.0 Consultation

Appendix 1 Application Drawings



1.0 Introduction

This design and access statement is to support an application for full planning approval for a residential development on Lidget Lane, Thurnscoe.

This site is one of a number of sites allocated for re-development by Berneslai Homes.

This document provides statements relating to the site and its surroundings, the identification of issues which have influenced the proposals and a site layout covering issues such as pedestrian and vehicular access, integration and permeability, site layout and the relationship between dwellings, pedestrian routes and car parking provision.

This development is to provide new social rented housing for Barnsley MBC to be managed by Berneslai Homes. The scheme incorporates a variety of unit types and sizes to provide balance with the development and to meet the needs and demands locally within Thurnscoe and for the wider community across the borough.

2.0 Location Plans

2.1 Location

The site is located within an established, predominantly residential area in the village of Thurnscoe in the metropolitan borough of Barnsley. The site is bound by roads on two sides with Lidget Lane to the South and Tudor Street to the West. To the North and East the site is surrounded by *Phoenix Park*, a woodland reclaimed on the site of a former colliery. Thurnscoe village is a satellite to Goldthorpe benefiting from Housing Market Renewal and Renaissance Market Town commitment and funding.

The A635, approximately 0.4 miles to the South provides the main route of access into the area, connecting Thurnscoe to Barnsley to the West and the A1(M) and Doncaster to the East.

Part of the site is currently an area of hard-standing, surrounded by high security fencing and was previously a St John's ambulance station. The remainder of the site is open green space which was formerly the site of the colliery offices.

The *Spit & Whisper WMC* occupies the corner of Lidget Lane and Tudor Street and is to be retained. Access to the club is currently through the new development site and the new proposals must accommodate this access.



2.2 Aerial Photograph



2.3 Location Plan and Red Line Boundary (NTS)



2.4 Site Plan—Location of Photographs



2.4 Site Photographs



Photo 01: The site viewed from Lidget Lane.



2.4 Site Photographs



Photo 02: The Spit & Whisper club on the junction of Tudor Street and Lidget Lane



Photo 03: Adjacent properties on Tudor Street



Photo 04: Looking South East towards the site from Tudor Street



Photo 04: Looking South from the Phoenix Park Car Park off Tudor Street

3.0 Links

3.1 Transport

Pedestrian

There are a number of shops locally, including a newsagents 0.5 miles to the north west on Roman Street and a larger supermarket approximately 0.5 miles West down Lidget Lane.

By Bus

The site is well served by several bus route, with stops located on Lidget Lane. Services run directly to Barnsley and Doncaster Town Centres as well as providing connections to neighbouring villages.

By Road

The A635, approximately 0.4 miles to the South provides the main route of access into the area, connecting Thurnscoe to Barnsley to the West and the A1(M) and Doncaster to the East.

By Rail

Thurnscoe Rail Station is about half a mile away to the West and is supported by local trains. Barnsley Interchange is approximately 9 miles away and is well supported by local rail networks. This provides access to neighbouring cities such as Sheffield, Leeds and Wakefield.

By Air

Robin Hood Airport, Doncaster is the nearest airport, approximately 15 miles and 32 minutes drive away. Leeds Bradford International is approximately 45 miles and 1 hour drive away also.

3.2 Education

Nursery, infant and primary schools are all within close walking distance of the site, with Thurnscoe High School providing the nearest secondary school approximately 1.4 miles to the west.

3.3 Leisure and Recreation

Phoenix Park to the north provides large areas of open space for walking, cycling, horse-riding and playing in as well a climbing wall, a maze and an art gallery. There is also access to a range of evening activities at the local school and community centre.

3.4 Shops and Services

There are local shops, a health centre, bank, supermarket and a Post Office all within a mile of the site.

3.5 Employment

There are industrial and commercial estates within 500m of the site providing local employment opportunities. Thurnscoe also has good connections to Barnsley, Doncaster, Rotherham and Sheffield.



4.0 Planning Statement

4.1 National

PPG1 – Delivering for Sustainable Development

Sets out the government's objectives for the planning system placing sustainability at its core.

PPG3 – Housing

Seeks to achieve high quality housing, a good mix reflecting requirements and the needs of the area and to use land efficiently and effectively.

PPS6 – Planning for Town Centres

Sets out the Government's policy on planning for the future of town centres.

PPG12 – Local Spatial Planning

Sets out the Government's policy on local spatial planning, which plays a central role in the overall task of place shaping and in the delivery of land uses and associated activities.

PPG13 – Transport

Aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car.

Other National Policies

The proposal is designed to fit with nation policy with regard to the provision of social housing in line with the strategic objectives of the Homes and

Communities Agency. It is compatible with the Local Authority Challenge Fund and Approved Development Programme initiatives in terms of structure and design.

4.2 The Development Plan

Regional Policy

The draft RSS is a broad development strategy for the region, setting out regional priorities in terms of location and scale of development.

Local Plan

The Barnsley UDP is the adopted local plan for the area. The site is not specifically allocated for development in the UDP, and policies H5, GS2, T22 and T27 apply, which gives the general criteria against which new housing should be measured.

H5

The Council will promote diversity of dwelling type, size, density and design throughout the borough to meet the full range of housing need. In particular, the council will encourage, in appropriate locations throughout the borough:

- a) Housing for key workers
- b) Affordable housing and housing for rent
- c) Housing for the elderly and those with disabilities
- d) Homes intended for single person households

GS2



The council will continue to reclaim and improve derelict, disused, degraded and under used land. Priority will be given to those schemes which provide sites for new development, especially for industrial, commercial or housing purposes.

T22

New development shall be provided with no more car parking, servicing and manoeuvring space than is necessary in order to ensure that there is no significant impact upon:

- a) highway safety
- b) The local environment including amenity of local residents and adjoining land uses
- c) The vitality and viability of Barnsley town centre and other shopping and commercial centre.

T27

The council will seek to encourage walking as a mode of transport, and the design and layout of all developments will be required to take account of the needs of pedestrians.

Local Framework

The Worsbrough Physical Framework, produced in 2006, sets out the strategic framework to address the imbalances between supply and demand and tackling housing at risk of becoming low demand.

4.3 Site Details

The site is currently a derelict brownfield site within an existing residential area in the village of Thurnscoe. The land has been vacant for some while following the demolition of the former colliery office in the 1990's.

The site is bound by roads on two sides with Lidget Lane to the South and Tudor Street to the West.

The local built environment is mostly composed of semi-detached and short terraced family houses. To the North and East the site is surrounded by *Phoenix Park*, a woodland reclaimed on the site of a former colliery. To the south on Lidget Lane there a number of modern industrial units with open green space beyond.

4.4 Considerations

Berneslai Homes visions and values complements the strategic direction set by the Council and its partners. The organisations delivery plan and objective to 'continue to deliver sustainable communities which are safe, healthy and attractive neighbourhoods which are accessible to all', directly contributes towards the Local Strategic Partnership and the Sustainable Community Strategy for Barnsley.

The development of this site on Lidget Lane is part of Barnsley Council's partnership with Berneslai Homes and a strategic commitment to maintaining sustainable neighbourhoods, providing quality housing and a pleasant place to live and work.



The site was previously granted outline planning permission for residential development in October 2000 although this expired in October 2005. The approval was for 19 dwellings and this provides a precedent to support the development of the site and the density achievable.

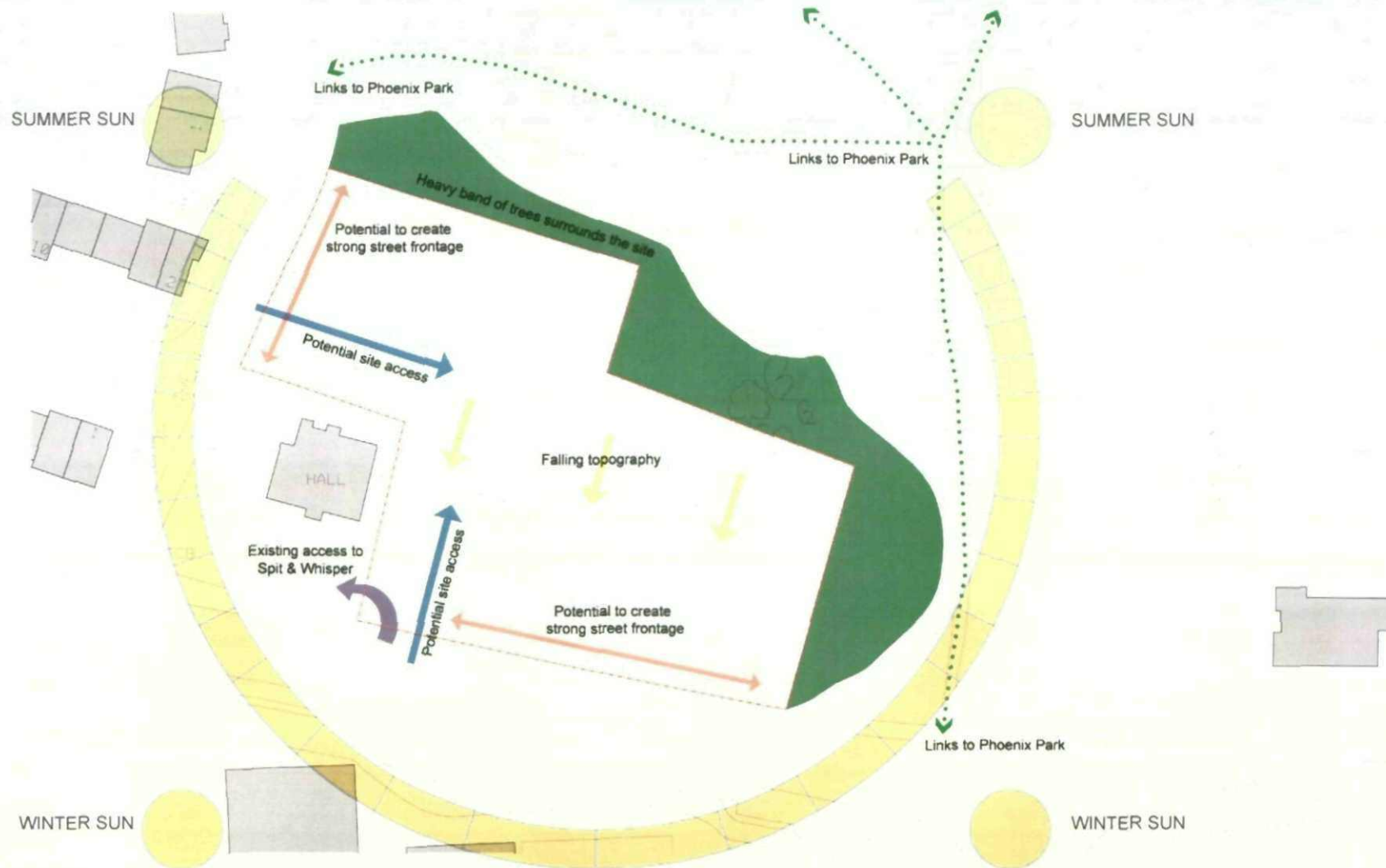
The Spit & Whisper WMC which occupies the corner of Tudor Street and Lidget Lane is currently accessed from what is part of the proposed development site. Therefore any proposal must allow for the creation of a new access point from Lidget Lane or new access road.

4.5 Conclusion

The proposed mix of family housing and 2 bedroom apartments in 2 and 3 storey heights fits well with the surrounding residential uses. There is an identified need for affordable accommodation in the area. The proposed layout has been designed to comply with the Local Plan policy, *Lifetime Home* standards and takes head of the advice in the *Manual For Streets* and *Urban Design Compendium* as well as the HCA's *Housing Design Guide* and *Secured By Design* standards. It is therefore our conclusion that the Application is in line with the planning advice for this site.



5.0 Site Analysis (NTS)



6.0 Proposals

6.1 Use

It is proposed that all buildings on the site will be residential properties, all of which will be affordable rented properties. Houses all have private gardens to the rear and there will be a small amount of external landscaped amenity space for apartments as well as sufficient car parking, refuse storage (to include recycling facilities) and cycle storage.

6.2 Amount

It is intended that there will be 19 dwellings on the site, consisting of:

- 4 x 2 bedroom 4 person houses
- 7 x 3 bedroom 5 person houses
- 4 x 4 bedroom 6 person houses
- 4 x 2 bedroom 3 person apartments.

Car parking will be provided at the ratio of one parking space per dwelling.

6.3 Layout

One of the general considerations of the design was to incorporate the access to the "Spit and Whisper" via a single shared access point. The creation of a new access road from Lidget Lane, adjoining the western site boundary, would be a suitable location for access to the new development as well as allowing for the access needed to the Spit & Whisper. It was decided to provide a single access point into the site so as to allow as much street frontage as possible to

be developed to establish architectural interest and create a more private, secure space within the site. The site rises significantly up from south to north and it was felt that a single access road from Lidget Lane would best address any issues regarding levels.

With this in mind block 01 occupies the entire western edge of the site to Tudor Street, creating a new street frontage in-keeping with properties opposite and further north on the street. Car Parking is provided within curtilage directly from Tudor Street and all properties have private gardens to the rear.

The new access road runs north into the site before turning 90° east and terminating in a turning head, providing access to the remaining three blocks.

Block 04 is made up of 4 apartments and 1 house, this occupies the corner of the site where the new access road meets Lidget Lane. This block is designed to reinforce the frontage to Lidget Lane as well as the new one created within the site.

Block 03 is placed perpendicular to Lidget Lane, facing into the site. The layout is designed to reinforce the new spaces within the site and the private gardens to the east offer a buffer between the site and the densely planted trees to the east and north boundary. The southern most dwelling of block 03 has been designed to continue the new street frontage to Lidget Lane.



Block 02 occupies the northern edge of the site to the rear of the new properties fronting Tudor Street. These are directly in front of the new access point and provide architectural interest within the site.

Car parking for the three blocks is mostly in communal areas, with some in curtilage, accessed directly from the new access road. This was designed in relation to the *Manual for Streets* design guidance which suggests that grouped parking provides the most efficient and economical solution when in curtilage parking is not available. In this instance it was felt that providing in curtilage parking to each property would lead to a heavily car parking lead design with excessive areas of hard standing as well as compromising the quality of plot sizes.

All houses are provided with private rear gardens with sufficient drying areas as well as secure cycle and refuse storage. Apartments share an area of amenity space which will contain communal drying areas as well as secure cycle and refuse storage.

6.4 Scale

The new buildings are a mix of two and three storey. It was felt that this best suited the character of the area, taking precedent from the semi-detached housing to the north on Tudor Street and the more recent development opposite the site also on Tudor Street.

6.5 Landscaping

The new access road into the development as well as footpaths and car parking bays will be block paving with appropriate demarcation and changes in colour. Areas of soft landscaping will be planted with a mixture of shrubbery to create a soft buffer between properties and public spaces. The development takes care not to impose on the band of trees that surround the site and several new trees are to be planted as part of the development, helping to create a pleasant environment within the site.

Private gardens are to have a patio area of paving blocks adjacent to the rear of properties. The remaining garden will be laid with grass with paving stones providing access to sheds and drying areas at the rear of gardens.

6.6 Appearance

The new development picks up on the local vernacular and blends this with some more modern elements to create an architectural language that will enhance the local environment. Duo-pitched roofs are used throughout and along with the building height this helps to relate the building to its context. Particular attention is given to the frontages to Tudor Street and Lidget Lane. The use of materials such as brick and concrete tiles are sympathetic to the materials used in the buildings around the site, whilst the use of render and coloured cladding panels provides architectural interest in simple, contemporary forms. The communal area to block 04 is flanked with a steel cables green wall system (essentially a trellis), an architectural statement which helps to connect the building to the landscaping which surrounds it.



6.7 Sustainability

It is intended that this proposal will meet the Code for Sustainable Homes Level 4. This is to be achieved through careful selection and detailing of the materials and construction of the building as well as the use of appropriate low carbon technology.

The development is in line with the South Yorkshire authorities commitment to develop the Dearne Valley as an Eco Valley in terms of industrial, commercial and housing development.

7.0 Consultation

Consultation has taken place with Local councillors and officers within the Housing Strategy team of Barnsley MBC. The development is in line with the Housing Market Renewal strategy and is supported in principle.

Internally Berneslai Homes has consulted its Housing Lettings and Waiting list management teams who operate the Choice Based Lettings system and nominations on behalf of the council. There is health demand for all of the unit types proposed.

We have extracted Housing needs and demand data relevant to the area and are confident of the long term sustainability.

We have been in discussion with the management committee of the Spit and Whisper Club and will follow this up in more detail early in 2010. Our intention

being to lift the appearance of both sites by working directly with them.

More consultation will take place when we have certainty of funding to proceed. An announcement on which is imminent at the time of writing.



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Appendix A

Selected Application Drawings

100 Proposed Site Plan

300 Site Elevations





DEVELOPMENT ACCOMMODATION

Type	No.
A 4 Bedroom 5 Person House	4
B 3 Bedroom 5 Person House	6
C 2 Bedroom 4 Person House	3
D 2 Bedroom 3 Person Flat	4
E 3 Bedroom 5 Person House	1
F 2 Bedroom 4 Person House	2
TOTAL	19

- Existing tree retained
- Existing tree removed
- New tree to be planted



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LIDGET LANE
 THURROCK

PROPOSED SITE PLAN

DATE: DEC 09
 SCALE: 1:250 (B.A.)
 SHEET: 108 A





SOUTH ELEVATION TO LIDGET LANE



WEST ELEVATION TO TUDOR STREET



NOT TO SCALE. THIS DRAWING IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT. IT IS THE PROPERTY OF MICHAEL HYDE AND ASSOCIATES LIMITED. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MICHAEL HYDE AND ASSOCIATES LIMITED.

LIDGET LANE THURROCK

SITE ELEVATIONS

DATE	BY	NO.
10/08	DEC 09	1.100 @ A1
10/09	DEC	A

