DESIGN & ACCESS STATEMENT

7 BUNGALOWS FOR THE OVER-55s CROFT AVENUE & DOLES AVE, ROYSTON

Contents

	Page
1.0 Site & Access	2
2.0 Planning Policies	7
3.0 Need	7
4.0 Consultation	7
5.0 Implications for design	8
6.0 Design	8
7.0 Access	11
8.0 Refuse/recycling	11

1.0 Site & Access

1.1 Summary

The scheme involves the construction of 7 bungalows for the over-55s on two small parcels of land around the Westmeads extra care development in Royston. They are for rent to people who will benefit from the services provided by Westmeads but are looking for a more independent living model.

1.2 Site 1: Croft Avenue

The larger development site (0.3 Acres) is located on the turning-head at the top of Croft Avenue cul-de-sac, immediately to the west of the recently-constructed Westmeads extra care flats development.



To the rear of the site to the north lies Royston Junior and Infant School.



A short public footpath runs along the south boundary to the site, and connects with a longer, north-south running footpath, linking Grange Road and High Street. Beyond that is the new housing development on Cropton Road.



The short footpath seen from the eastern side, with the extra care flats beyond.



1.3 Site 2: Doles Avenue

The smaller site (0.17 Acres) is located on Doles Avenue, between the Meadstead extra care flats to the south and the school access adjacent to No 15 Doles Ave.
View of front (east) boundary looking up towards No 15:



View along school field access with north site boundary on right:



View over rear of site from Meadstead flats' balcony :



1.4 Pedestrian / Public transport / Vehicular access

There is a public footway and highway fronting both sites. Doles Ave (smaller site) and Croft Ave (larger site) are within 150 and 250 metres of a bus stop (bus stops indicated on map), and within 500 and 600 metres of the shops in Royston respectively. Buses Nos 57 & 59 run to & from Barnsley, with a frequency of: morning 20 mins, afternoon 5-15 mins, evening 35-45 mins



2.0 Planning Policies

2.1 UDP
The sites are small infill sites within a housing settlement area, and are allocated for housing in the current Unitary Development Plan.

2.2 Greenspace
They do not feature on the BMBC greenspace register.

2.3 Existing use
They were occupied by council housing up until recently and are currently vacant and grassed. There are no paths across them.

3.0 Need

3.1 Need
Based in information from the census, statistics on projections of number of older people due to be living in the borough and the number of applicants in unsustainable accommodation requesting housing, the need for further accessible housing for disabled people in the area has been identified. This is detailed in the following BMBC papers:
Sustainable Communities Strategy 2008-2010
Housing Strategy
Extra Care Strategy June 2004
Older Peoples Housing Strategy Nov 2005
Cognitive Decline Commissioning Framework Dec 2007

4.0 Consultation

4.1 Local residents
As owners and commissioners of the adjacent Westmeads Extra Care scheme, SYHA and BMBC have been involved in developing these proposals. Other local residents and local members have not been consulted.

4.2 Planning
Alexandra Cotton

4.3 Highways
Graham Northern

4.4 Footpaths
Mike Gibson

5.0 Implications for design

5.1 Opportunities

The scheme gives an opportunity to tidy up two small parcels of land with properties which retain the open aspect to the school playing field.

Doles Ave
The first floor lounge balcony to the Meadstead Extra Care scheme overlooks the site and would be a constraint for any other type of development, but in this case the surveillance aspect is considered is a benefit to these sheltered residents (some landscape screening will be provided).

Croft Ave
The properties will provide natural surveillance to the public footpath leading from the top of Croft Avenue.

5.2 Constraints

Doles Ave
The 21m privacy zone to the front of the dwellings across Doles Ave means that the bungalows push towards the rear of the site giving short gardens and requiring diversion of the public sewer..

Croft Ave
In order to make the stepping down from three-storey core to single-storey units a suitable distance was required, which involved the loss of one bungalow

6 Design

Although many are not relevant to a scheme of this size, this section uses the format of the 20 questions that make up the Building For Life standard,

6.1 Does the scheme feel like a place with distinctive character?

In common with many extra care schemes there was a requirement for ground floor, wheelchair accessible units close to a multi-storey core unit; together with the 3-storey Meadstead core unit, the single-storey scheme is distinctiveness in the sense it is set within an entirely two-storey Doles Avenue estate.

6.2 Do buildings exhibit architectural quality?

Rather than make a contemporary architectural statement out of a scheme bungalows on small suburban infill sites, an effort was made to reflect the qualities of the adjacent Meadstead scheme with different-sized gables, staggers and a similar mix of bricks, but with dark-painted windows to reduce the dominance of white upvc.

6.3 Are streets defined by a well-structured building layout?

Doles Ave- properties face existing street
Croft Ave- small shared drive with simple run of four bungalows facing it

6.4 Do the buildings and layout make it easy to find your way around?

Yes- as 5.3 above

6.5 Does the scheme exploit the existing buildings, landscape or topography?

There are no landscape or building features on the sites

6.6 Does the building layout take priority over the roads and car parking, so that the highways do not dominate?

Yes- see 5.3 above

6.7 Are the streets pedestrian, cycle and vehicle friendly?

No new streets are proposed but the new shared drive is pedestrian, cycle and vehicle friendly.

6.8 Is the car parking well integrated and situated so it supports the street scene?

The impact of the in-curtilage parking is reduced by the provision of metal railings to frontages.

6.9 Does the scheme integrate with existing roads, paths and surrounding development?

Doles Ave- fits between existing houses and Meadstead Extra Care
Croft Ave- Links to Meadstead and creates a new frontage onto the footpath link at the top of Croft Avenue.

6.10 Are public spaces and pedestrian routes overlooked and do they feel safe?
Doles Ave- lounges and kitchens overlook the road and footway.
Croft Ave- bungalows' lounges and kitchens provide natural surveillance to the Croft Ave turning head and the public footpath running.

6.11 Is the design specific to the scheme?

The floor plans have been designed to meet the client's brief for wheelchair accessibility; effort has been made to avoid the standard bland bungalow appearance by providing different size gables, including a large gable to the rear elevation.

6.12 Is public space well designed and does it have suitable management arrangements in place?

There is no public space in the scheme. The Croft Ave shared drive and its associated landscaping will be maintained under the same landscaping contract as the Meadstead Extra Care scheme.

6.13 Do buildings or spaces out perform statutory minima, such as Building Regulations?

Yes. The scheme will meet Code for Sustainable Homes level 3 which includes a requirement to improve on Building Regs' energy efficiency standards by not less than 25%.

6.14 Has the scheme made use of advances in construction or technology that enhances its performance, quality and attractiveness?

No.

6.15 Do internal spaces and layout allow for adaptation, conversion or extension?

Yes. All internal walls are to be made from studwork so future adaptation or conversion could be undertaken. Plots allow potential future extensions to side and rear

6.16 Does the development have easy access to public transport?

Yes, please see item 1.4

6.17 Does the development have any features that reduce its environmental impacts?

Yes. The scheme will meet Code for Sustainable Homes level 3 where the overall design and specification is scored against a range of environmental measures including low water use fittings, low energy use, additional recycling facilities, features that encourage wildlife, etc.

6.18 Is there a tenure mix that reflects the needs of the local community?

The tenure mix- all rented- meets the demand identified in Section 3

6.19 Is there an accommodation mix that reflects the needs and aspirations of the local community?

The scheme meets demand identified in Section 3.

6.20 Does the development provide (or is it close to) community facilities, such as schools, parks, play areas, shops, pubs or cafes?

Yes. Residents will have access to the catering, clothes washing, entertainment, care and bathing facilities in the adjacent Meadstead Extra Care unit, and the properties lie within 600 metres of the shops in Royston.

7 Access

7.1 Access

Residents will have good access to public transport and local facilities (see 1.4) as well as the Meadstead core unit (Croft Ave residents will access through a private footpath link to the rear entrance).

Every unit is wheelchair accessible with entrance canopy, storage space for wheelchair charging by front door, wide doors and wheelchair turning circles in every room.

8 Refuse/recycling

8.1 Bin/ recycling strategy

Wheelchair-accessible bin areas for 3no 240 litre bins are located to the rear of each property.