

Land Off
Rectory lane, Southfield Crescent &
Southfield Lane
Thurnscoe

Design and Access Statement

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Vision

1. Vision

Purpose of this document

1.1 The design for the land to the south of Rectory Lane has been developed by Residential S72 Limited in response to local needs.

1.2 This Design and Access statement has been produced to set out the process and considerations that have informed the evolution of proposals for the development of new homes on this site. The structure and content of the statement has evolved over time and in parallel with the vision itself.

1.3 The purpose of this statement is to provide a structured record that maps the issues and considerations that have informed the development of the design proposals for the site.

1.4 The statement has been prepared in accordance with the requirements of DCLG Circular 01/2006 to:

- ✓ Illustrate the design process that has led to the development proposal and to explain and justify it in a structured and transparent way
- ✓ Demonstrate our commitment to achieving good design and ensuring accessibility
- ✓ Show that the proposals are based upon a thoughtful design process taking full account of local context and relevant policies
- ✓ Be the advocacy document for the scheme
- ✓ Explain the design principles and concepts applied to define the layout, scale, landscaping and appearance of the development
- ✓ Show how the consultation process has informed the proposals
- ✓ Indicate how all users will have equal and convenient access to all components of the place

Vision

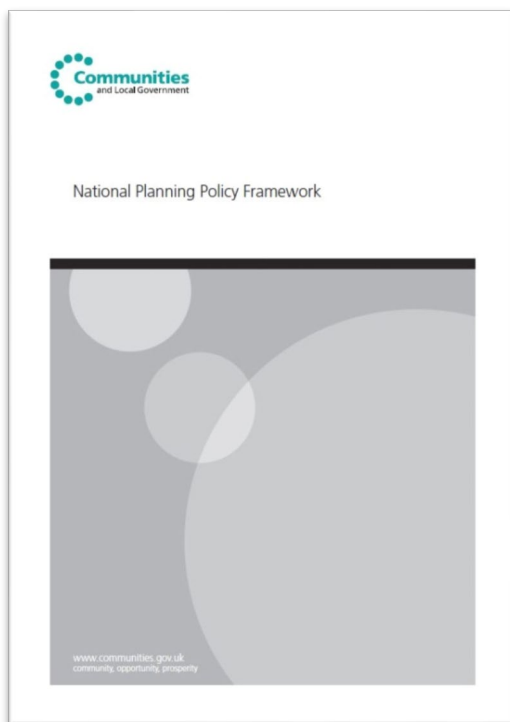
1. This site represents an opportunity to provide much needed private and social housing within the Barnsley area
2. At present the site is a derelict former garage site, and is extremely well located close to major transport routes, within easy reach of the national rail network, and the M1 motorway. It is also in close proximity to attractive and accessible countryside. There is a range of employment, educational, open space and good retail opportunities within a short distance of the site
3. Our vision is to unlock these physical, social and economic potentials of the site, to create a highly sustainable, characterful and distinctive residential development that contributes fully to the future success of the town and district as a whole

Approach

1. This design and Access statement sets out our approach to embedding high levels of design quality and local distinctiveness within the masterplan process at this urban edge site. Through a process of careful analysis, the identification of emergent design principles and the embodiment of these principles within the design, we are confident that our vision for this important site can be delivered
2. Our design approach has sought to reflect good practice guidance through measures including the informal use of Building for Life throughout the development of the design proposals
3. The design process adopted at Dodworth follows best practice guidance as set out in the following CABE documents:
 - By Design – DETR and CABE
 - Creating Successful Masterplans: A guide for Clients - CABE
 - Urban Design Compendium – English Partnerships
4. The careful application of proven processes and experience allows a robust and justified design to emerge

Planning Policy Context

1. This proposed residential development has been formulated in light of the relevant design policies within the adopted Barnsley Core Policies as well as advice in the new National Planning Policy Framework
2. The planning policy background is fully explained in the Planning Policy Statement prepared by Townsend Planning Associates and submitted with the Outline Planning Approval information



3. This Government Guidance is supplemented by other documents - including:
 - By design – Urban Design in the Planning System: Towards Better Practice (DETR/CABE 2000)
 - By Design – Better places to Live: A Companion Guide to PPG3 (DETR/CABE 2001)
 - Safer Places – The Planning System and Crime Prevention (ODPM 2004)
 - Design and Access Statements: How to write, read and use them (CABE 2006)
 - Development Plan Policies
4. The accepted principles of urban design as stated in By Design (2000) include:
 - ✓ Character – a place with its own identity
 - ✓ Quality of Public Realm – a place with attractive and successful outdoor areas
 - ✓ Ease of Movement – a place that is easy to get to and move through
 - ✓ Legibility – a place that has a clear image, is easy to understand and clearly identifies public and private space
 - ✓ Adaptability – a place that can change easily
 - ✓ Diversity – a place with variety and choice



Planning Policy Context (ctd)

5. Other Policies to be considered include:

- The Barnsley MBC Local Plan (January 2019). Relevant policies include (but is not limited to):
- Policy D1 – High Quality Design and Place Making
- Policy SD1 – Presumption in favour of Sustainable Development
- Policy GD1 – General Development
- Policy LG2 – The Location of Growth
- Policy H1 – The Number of New Homes to be Built
- Policy H2 – The Distribution of New Homes

6. Also we have considered guidance in the following Supplementary Planning Documents:

- Design of Housing Development (May 2019)
- Parking (march 2012)
- South Yorkshire Residential Design Guide
- These expand upon the design policies set out in the LP and the issues considered include:
 - Density
 - House Type and Mix
 - Transportation – the needs of residents
 - Road layout
 - Car Parking Requirements
 - Design of Car Parking and Garages
 - Access and Services
 - Relationship with Existing dwellings and space between proposed dwellings

- Private Gardens
- Front Gardens
- Landscape Design
- Open Space
- Existing Trees and Hedgerows
- Public Rights of Way
- Design to Avoid Crime
- Energy Efficiency
- Other Issues
- Information required to submit a planning application

7. This document aims to assist in the Council's aim of securing good quality housing development which makes a positive contribution to the community in which it is located

Appreciating the Context

2. Appreciating the Context

1. The site is located off Rectory lane, Southfield Crescent & Southfield Lane, Thurnscoe
2. Thurnscoe is set in the heart of the Dearne Valley and dates back to Roman Times
3. The site occupies an urban infill location at the eastern side of the village and is defined by the existing highways and established residential housing stock
4. The site is well connected by regular bus services to Barnsley and Doncaster and from there the wider travel network
5. The nearest A1M motorway junction is also within easy reach



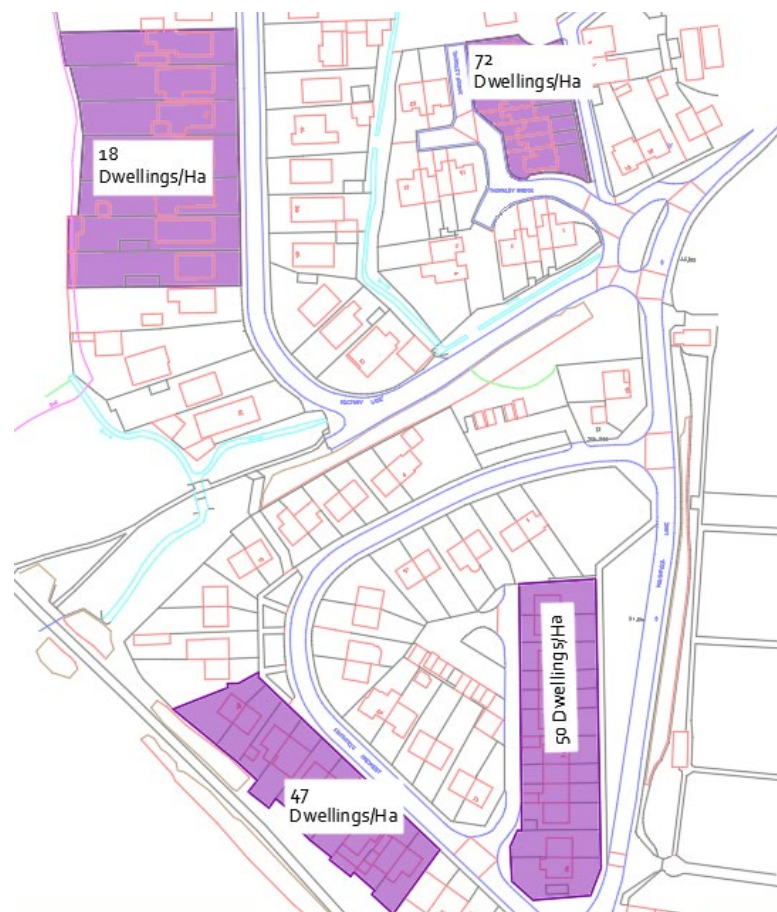
Local Facilities

1. Historically Thurnscoe had strong links with the local coal mining industry
2. There is a thriving commercial area in the centre of the village including a post office, hairdressers, convenience store and more recently a Home Bargains discount store
3. There is a local play area to the west of the village named Phoenix Park
4. The post office is less than ten minutes walk from the site
5. The adjacent photographs show some of the local amenities within Thurnscoe village



Existing Residential Densities

1. There is a range of housing stock within Thurnscoe from Victorian terraces of stone and slated roofs to inter and post war housing of lower density with a mixed of palette of materials including red brick, buff brick, render, and stone
2. There is a limited amount of new housing development within the area, and this area of Thurnscoe is predominantly semi-detached and detached properties
3. The density in close proximity to the site ranges from 18 dwellings per hectare to 72 dwellings per hectare
4. The proposed development has a density of 35 dwellings per hectare is in keeping the existing established residential area in proximity to the site and in line with boroughs adopted Local Plan

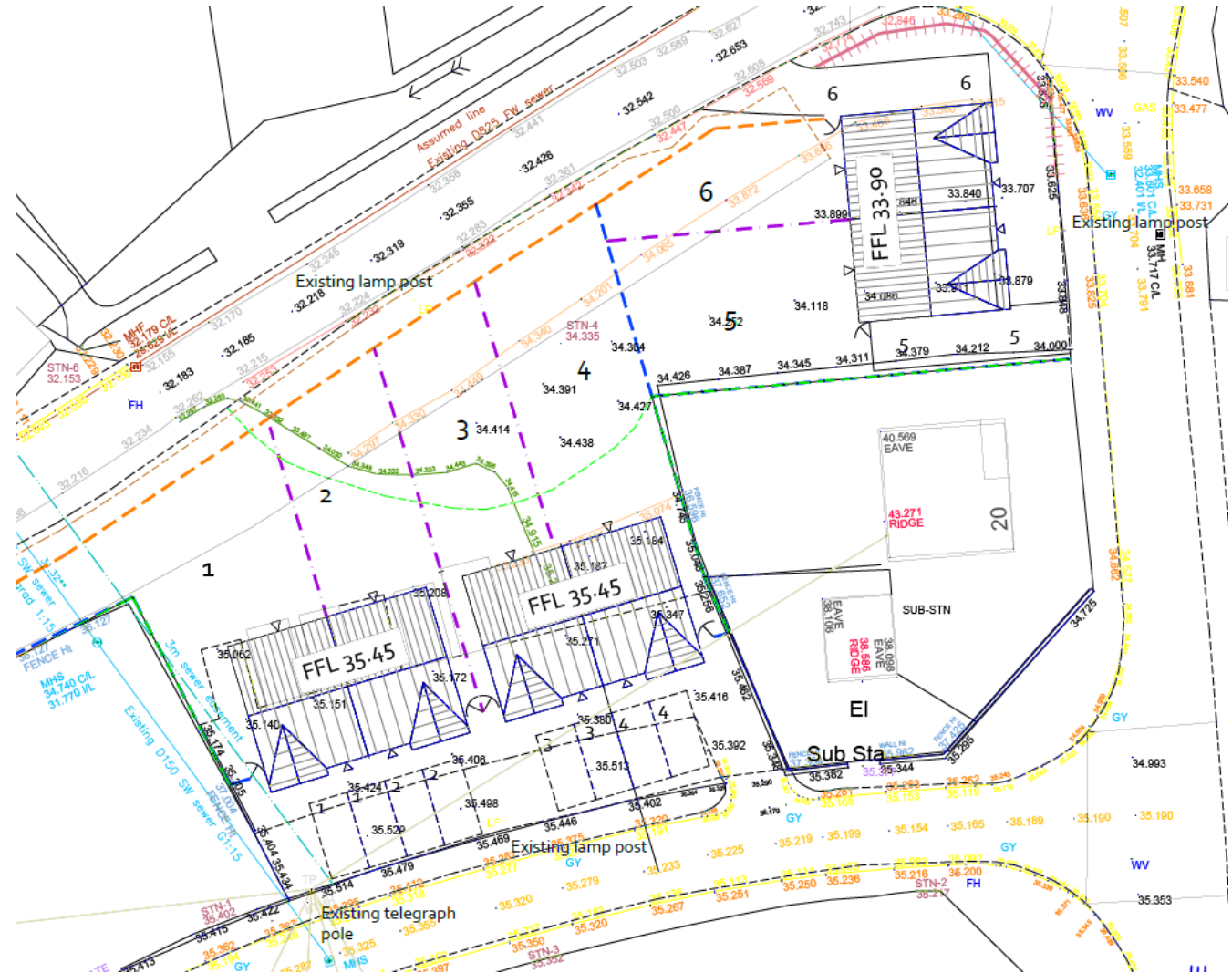


LOCAL RESIDENTIAL DWELLINGS
WITHIN THE VICINITY OF THE SITE



Topography

1. The site is a plateaued site with a steep banking to the northern side of the site and is around 2m above the adjacent highway level. The site levels out as you travel from north to south across the site
2. The houses have been positioned to consider the existing levels and the dwellings have been located on the upper part of the site, in line with the dwellings on Southfield Crescent adjacent the site



Design Principles

3.Design Principles

1. The emerging design principles are summarised in this section of the report, together with a description of implications for emerging urban patterns.
2. The principles are shown in the extract from the proposed site layout below
3. The identified design principles are:
 - ✓ Develop the urban structure of the site
 - ✓ Use the Urban Structure to respond to local features and constraints
 - ✓ Develop the site to create positive edges to the adjacent urban landscape
 - ✓ Develop and enhance the Western boundary to create a positive edge to the site
 - ✓ Take Design Cues from the local area



1. This small brownfield site is sat within an established residential area, as can be seen for the aerial photograph below
2. This image also confirms the dominant built form within the area is that of semi detached and detached properties



We have analysed the existing housing within the area and have taken two distinct design cues into consideration.

These are:

1. Built Form – We are proposing semi-detached dwellings in context with the locality and
2. We have analysed typical housing features and are proposing projecting bays to the dwellings in keeping with the large detached property at 20 Southfield Lane which interacts with both sides of the proposed development. This is evidenced below



Existing Property at 20 Southfield Lane



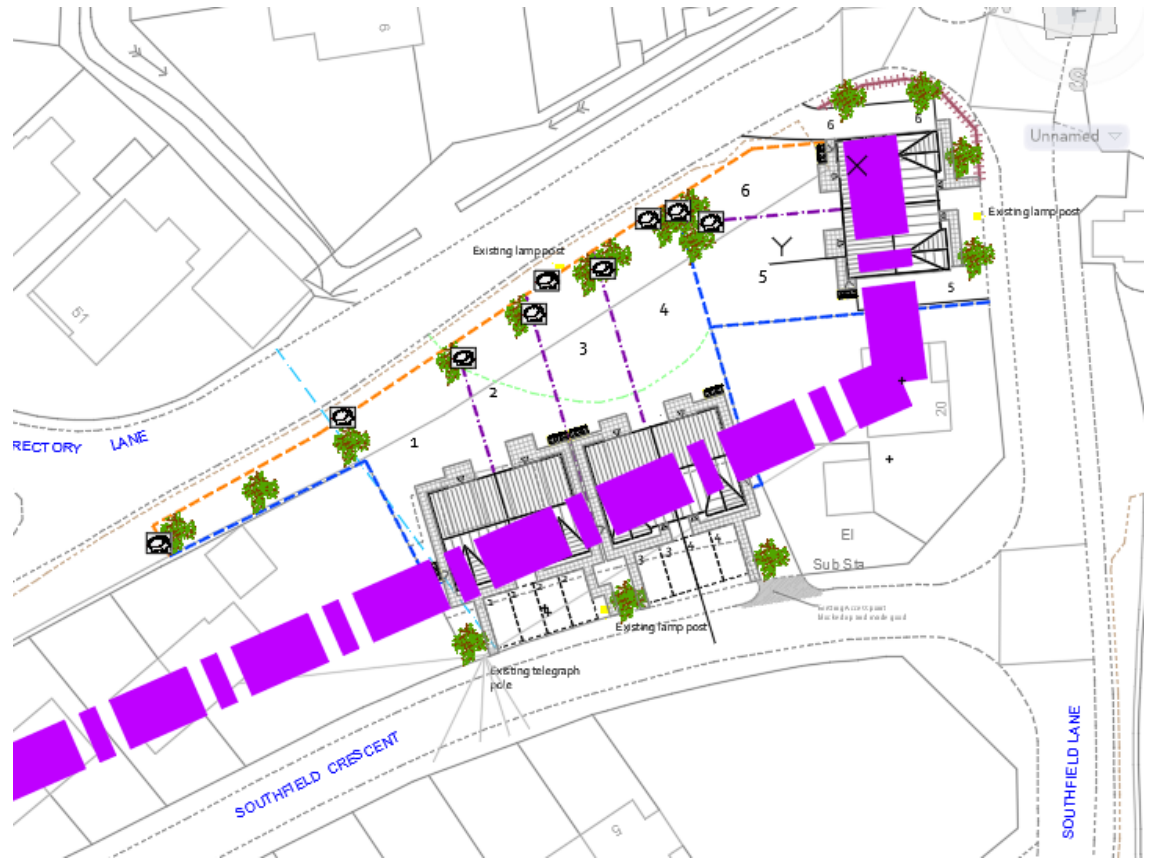
Front Elevation

Proposed Elevational Style

Detailing the Place

Detailing the Place

1. Dwellings are positioned and orientated to protect the amenity of the new and existing residents. The rear gardens meet or exceed the minimum set out in the current South Yorkshire Residential Design Guide
2. The house blocks have been orientated in response to the existing topography the site and to reflect the urban grain of the area



Landscape

Landscape Principles

Introduction

1. A landscape strategy for this development to complement and promote the design ethos of this proposal will be prepared and submitted to BMBC for approval
2. The landscape design will evolve to support and enhance the building layout which aims to provide a user friendly environment.

Design Considerations

In the development of a landscape design the following factors will be considered:

- Location of Development – The location of the development demands a bold design which will create a distinctive character for the site whilst attention to detail will define a successful place
- Massing and Form of Building – The relaxed building form and simple palette of materials demands a sympathetic response from the landscape design within the development
- Circulation and Use of Space – Much of the hard landscape design is led by the need to access garages and drives without creating an inhospitable scene of tarmac and paving
- Existing Vegetation – The location and condition of existing vegetation and the potential for its incorporation into the development

Objectives

The landscape design for this development will be led by the following objectives:

- ❖ To create an attractive and safe environment for users of this development
- ❖ To satisfy circulation requirements whilst not allowing vehicles to dominate the street scene
- ❖ To develop a bold planting scheme that compliments the building form

Proposals

1. Landscape proposals determine both the hard and soft landscaping environment for the development
2. The entrance to the houses should be clear and direct
3. Landscaping materials throughout shall be selected to complement the building design
4. Surfacing materials will comprise of a wide ranging palette of colour and texture
5. The use of strategic trees will provide a green framework to the street scene.

Summary

Carefully considered landscape proposals will complement the building design and help to integrate the scheme into its surroundings whilst providing an attractive and vibrant environment for its future residents .

The precedent images on the following slide illustrate how we intend to use high quality landscaping to provide a development with its own character and the intelligent use of landscaping to reduce the impact of vehicles on the new street scene.

Building for Life

Building for Life

Introduction

Building for Life is a design assessment tool comprising of 12 questions that are intended to assist and guide development stakeholders in providing new high quality housing.

The four main areas considered are:

- Environment and Community
- Character
- Streets, Parking and Pedestrianisation
- Design and Construction

A full BfL21 Assessment will be submitted in due course but an informal one is shown here for discussion

The full list of questions are listed opposite.

Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

2 Facilities and services

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

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & home

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

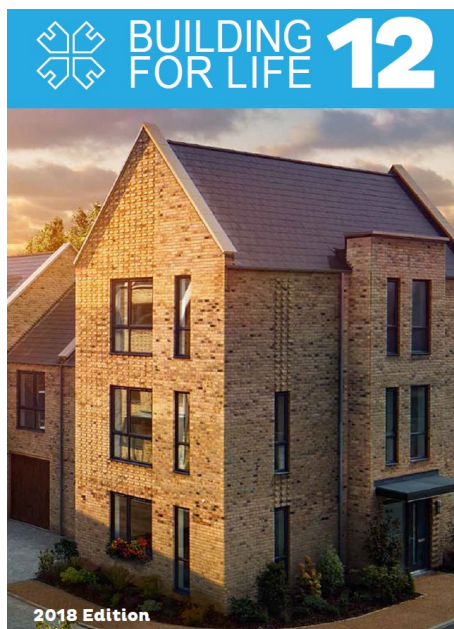
11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Building for Life 12



Criteria	Question	Score
1	Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting the existing buildings and land uses around the development site?	1
2	Does the development provide (or is it close to) community facilities, such as shops, workplaces, parks, play areas, pubs or cafes?	0.5
3	Does the scheme have good access to public transport to help reduce car dependency?	1
4	Does the development have a mix of housing types and tenures that suit local requirements?	0.5
5	Does the scheme create a place with a locally inspired or otherwise distinctive character?	1
6	Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?	1
7	Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?	1
8	Is the scheme designed to make it easy to find your way around	1
9	Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	-
10	Is resident and visitor parking sufficient and well integrated so that it does not dominate the street	1
11	Will public and private spaces be clearly defined and designed to be attractive, well managed and safe	1
12	Is there adequate external storage space for bins and recycling as well as vehicles and cycles?	1

Summary and Conclusions

Summary and Conclusions

1. The application seeks a reserved matters planning permission for a development of 27 dwellings of mixed types and heights in Stairfoot, Barnsley.
2. The proposals comprise a high quality layout that is derived from a careful and thorough process of design analysis, the establishment of design principles, their application to the establishment of a Development Framework and the subsequent detailing of the masterplan.
3. The design process has been carried out in accordance with good practice and within the context of local, regional and national design policy
4. The site is well positioned in relation to transport and access, bus travel, local facilities, established residential communities. Development upon this site would utilise existing infrastructure and would provide a logical and high quality infill development
5. The design process has allowed the emergence of a master plan that takes full advantage of the sites landscape and townscape setting in that it:
 - creates a new, positive edge to the site and increases the security of the users of the adjacent public footpath..
 - Creates a sense of spatial awareness by providing positive views both in and out of the development
 - Is in a sustainable location in terms of access to transport infrastructure and a wide range of local amenities

