Mayfield Court, Barnsley Road, Barnsley

Design and Access Statement

prepared by

AXIS Architecture

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1. Introduction

1.1 Type of application and address

This Design and Access Statement has been prepared on behalf of Quest Property Ltd to accompany its application for detailed planning permission for 3no 2/2.5 storey, 4 bed houses with associated hard and soft landscaping in accordance with the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

The application site is*:* *Rear of Drummore & Mayfield*
Barnsley Road
Barnsley
S75 3JU

The Site area is approximately 0.19Ha.

1.2 Information submitted as part of the planning application

Application Forms

Drawings

- *26052/01* *Location Plan*
- *26052/02 rev A* *Existing Site Plan*
- *26052/03 rev M* *Proposed Site Plan*
- *26052/10 rev K* *Housetype A Plans*
- *26052/11 rev L* *Housetype B Plans*
- *26052_A(31)03* *Housetype A Elevations*
- *26052_A(31)04* *Housetype B1 Elevations*
- *26052_A(31)05* *Housetype B2 Elevations*
- *26052_A(00)05* *Site Sections*

Reports

- Design and Access Statement (including Sustainability Statement)
- Tree Survey, prepared by Bill Anderson Tree Care

Fee

- The fee has been calculated as £1,155.00 (3 x £385)

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2. Assessment and Evaluation

2.1 Assessment

The development site is adjacent to Barnsley Road (B6449). It is bounded by Barnsley Road to the north, rear gardens of houses on Barnsley Road/Park Hill Grove to the east, the gardens of the Brooklands Hotel to the south and the car park of Brooklands Hotel/rear yard of Gate Fisheries to the west.



Figure 1 - aerial view of development site and surrounding area – from north

The development site is located in a well established residential area on the outskirts of Barnsley, within the Dodworth area. The character of the area has evolved from traditional Victorian terraces and is now typically defined by 1950-60s two-storey red brick detached/semi-detached terraced houses

with bay windows and hipped tile/slate roofs. More recent residential development has introduced buff brick and gabled roof forms whilst the adjacent Brooklands Hotel and Gatehouse Court Apartment developments are three-storey with areas of render and stone detailing.

The existing buildings on the site consist of two red brick bungalows with tiled, hipped roofs and single-storey detached, flat roof garages accessed by drives between the bungalows.



Figure 2 - aerial view of development site and surrounding area – from east

The remainder of the site is made up with the gardens of the bungalows. The site slopes gently from north to south (front to back) with boundaries being a combination of brick wall, fence and hedge. The dominant feature of the site is the line of mature trees just beyond the western boundary, on a grassed bank within the Brooklands Hotel car park. There are few trees within the development site, most of which are poor specimens, some of which will be retained and protected.

2.2 Involvement

The scheme has been discussed with Barnsley Metropolitan Borough Council planning officers with particular regard to the massing and layout of the proposed buildings and highway matters arising from the proposals.

It is felt that the appropriate method for consultation and communication with the local population regarding development proposals of this scale should be through the formal planning application procedure.

2.3 Evaluation

The bungalows currently on the site have been retained and are currently being refurbished and extended under Permitted Development rights.

In the mews court accessed from the new site entrance from Barnsley Road, a shared surface will encourage the use of the street for purposes other than movement such as play and social interaction.

3. Design

3.1 Use

The use of the site will continue to be residential.

3.2 Amount

The development proposes 3no 4 bedroom two storey houses for private sale. This accommodation will further strengthen the residential offer in the area which is predominantly privately-owned, medium-sized family houses and will help to create a sustainable neighbourhood.

The previously consented application on the site was for 10no 2/3 bedroom houses.

3.3 Layout

The layout of the development is designed to allow surveillance of all areas, for security, without causing overlooking issues to surrounding properties. It responds to the grain of the neighbourhood and will create a strong sense of ownership and community within, and around, the development.

The layout of the houses on the site has been changed from the previously consented application to retain the existing bungalows. The configuration of the proposed houses at the rear of the bungalows is largely unchanged from that previously consented which responded to concerns raised by neighbouring residents and planning officers regarding overlooking and overbearing of new to existing houses.

3.4 Scale

The proposed houses will be two storeys to provide a scale appropriate to the surrounding streetscape along Barnsley Road. Feature bays project from the main building line to mimic the bay windows of the adjacent houses to further integrate the new scheme.

The level differences across the site will be used to their full potential, allowing the houses in the mews court to be more than a metre lower than the existing bungalows and will step down further toward the rear of the site to better relate to properties to the east. This will also allow level access to be provided to every house.

In the south-eastern corner of the site an attached garage is positioned adjacent to the boundary to maximise separation distances between the proposed two-storey house and existing houses to the east. This also enables the proposed house to be more than 4m below the 25^{o} line of overbearing required by the South Yorkshire Residential Design Guide

3.5 Landscaping

Please refer to the Tree Survey prepared by Bill Anderson Tree Care. All but the TPO trees have now been removed from the site. It is intended that all remaining trees but one will be retained and protected (the tree intended for removal is indicated on the proposed site plan). Front and rear gardens will be created for each house. The stone boundary wall along the Barnsley Road frontage will be retained and extended into the site to form the boundary wall to the retained bungalows. A line of new trees will be planted behind the Barnsley Road boundary wall to replace the removed trees and several trees will be planted within rear gardens to further enhance the privacy of neighbouring properties and provide opportunities for bio-diversity within the site. Within the mews court hard landscaping will comprise permeable surfacing to demarcate shared surface/parking areas.

3.6 Appearance

The proposals seek to integrate the new buildings into the site sensitively and innovatively. The design of the new development references forms typical of the area and the scale seeks to minimise the proposed houses' impact on the streetscape (when glimpsed from the street). Within that framework, elements of the new building are intentionally modern to highlight the new development within the site.

Areas of render and red brick will tie the building into the materials palette of the area while large areas of glazing will project a definite contemporary feel to the new development.

4. Access

4.1 Policy Approach

The driving philosophy behind the design of these proposals has been one of an inclusive environment for all.

Sources and Guidance

Advice has been sought from a number of sources:

Main design references used include:

- Barnsley Metropolitan Borough Council's Disability Design Standards/ Supplementary Planning Guidance
- Building Regulations Approved Document Part M (2004)
- British Standards BS8300, Access for Disabled People

In addition, Barnsley Metropolitan Borough Council's Guidance on Access Statements has been followed.

4.2 Consultation

It is envisaged that consultation with the Council Access Officer will take place during the course of the planning process.

4.3 Achieving Access

Inclusive access will be achieved through adherence to the standards and recommendations of the documents listed above and inline with the policies of Barnsley Metropolitan Borough Council's UDP.

A new pedestrian/vehicular access will be formed near the lowest part of the site, accessed from Barnsley Road. Barnsley Road is a gently sloping main road with wide footpaths. Within 100m of the site, on Barnsley Road, are bus

stops in both directions providing excellent public transport links to the rest of the town, and beyond.

Each house will have its own garage and driveway and three visitor car spaces will provided adjacent the shared surface. These will provide a total of 6 car spaces (2 spaces/unit) inline with PPG 3. Level access from each car parking space to each house entrance door will be achieved.

From Barnsley Road the footpath will run into the shared surface of the mews court. The transition here will be a mobility kerb to allow full disabled access, as will all the kerbs within the shared surface. The shared surface will be level (1:20 or shallower) to further provide full access across, and use of, the mews court for all residents and visitors.

Externally, new materials will be chosen to enable inclusive access. This, in addition to lighting, signage, use of colour and texture designed in accordance with inclusive access best practice, will provide usable outdoor space for all.

All thresholds, windows, corridors, stairs, doors, sockets and controls within the houses will be accessible and all will be capable of meeting requirements of Lifetime Homes.

5. Sustainability Statement

5.1 Economy

Developing and stimulating local economic growth is a key component of sustainability, providing local employment opportunities and services and reducing the need to travel.

The development will provide 3no new houses to further reinforce the residential offer of the area. New residents will use existing local services and facilities within walking distance – a fish ‘n’ chip shop is immediately adjacent the development site and a gym is under 200m further along Barnsley Road.

There are numerous employment opportunities in the various business parks within walking distance of the development site and further afield in Barnsley town centre, less than 2 miles away.

Additionally, each property will have a dedicated home office/study space with IT installation which will enable working from home, further reducing the need to travel.

5.2 Neighbourhood and community

Reinforcing and supporting neighbourhoods and communities is a fundamental element of sustainability, promoting social cohesion and providing local facilities and services locally.

The development site is located in an existing, established residential community. It will strengthen the already successful neighbourhood via the provision of Lifetime Homes which will enable a wide range of potential users from small families to elderly couples and will provide a mix of housetypes in the area which is predominantly medium-sized family homes.

The development is designed to meet 'Secured by Design' standards and, as such, will deliver the key sustainable objective to *'create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion' (PPS1).*

5.3 Environment and resources

The development is designed to meet the requirements of the Code for Sustainable Homes.

Each home will be provided with space for recycling bins, internally and externally. Effective water saving measures will be achieved via water controls and devices internally and, externally, to the rear of each property, will be a rainwater harvesting butt.

In addition, permeable surfacing will be used extensively throughout external hardstandings to ensure effective management of surface water and external drying spaces will be provided to the rear of each property.

New trees and shrubs will be planted as part of the landscaping works which will also include the retention of all but one of the existing TPO trees and hedges (unless removal is necessary to meet statutory requirements) and thus provide for bio-diversification.

5.4 Movement and inclusion

Reducing the reliance on vehicles and associated transport-related pollution and carbon emissions, through encouraging efficient, effective movement by a wide range of transport modes, is a crucial aim in creating a sustainable neighbourhood.

The development site is within 100m of bus stops on Barnsley Road. Accessed via level, wide and well-lit public footpaths, they provide convenient public transport access to Barnsley town centre and beyond.

Within the site, a level (less than 1 in 20) shared surface will provide access to properties and will feature mobility kerbs throughout for ease of movement across the site.

Car parking will be provided at a ratio of 2 spaces per property, each property having a designated space designed to mobility standards. In addition, secure cycle storage will be provided to each property.

5.5 Design and construction

The layout of the development is designed to allow surveillance of all areas, for security, without causing overlooking issues to surrounding properties. It responds to the grain of the neighbourhood and will create a strong sense of ownership and community within, and around, the development and, through the use of shared surfaces, will encourage the use of the street for purposes other than movement such as play and social interaction.

The properties, as mentioned previously, will be to CfSH standards, Secured by Design and Mobility Homes standards and best practice from Building for Life and Quality and Standards in Development. They will feature:

- High levels of thermal efficiency above Building Regulations requirements
- High levels of air tightness to prevent the loss of heat through leakage and thermal breaks
- Controlled and adequate ventilation of the properties through high quality detailing and construction
- High quality construction to provide enhanced sound control to all properties
- Provision of effective low carbon heating
- Energy efficient lighting provided throughout including the use of LED lighting

6. Summary

This Design and Access Statement has been prepared to support the full planning application for: 3no 2 storey, 4 bedroom houses with associated hard and soft landscaping in accordance with the requirements of Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

In the statement the following has been demonstrated:

- The context of the site has been considered
- Professional involvement has been used to inform the development proposals
- The assessment of the site and feedback from the engagement exercises have been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

This Document has been prepared inline with BMBC guidance on sustainability statements and the guide 'Design and access statements. How to write, read and use them' published by CABE.

If, during the Council's consideration of the planning application and this accompanying Design & Access Statement, any further elaboration of the details contained within the application or this Statement are necessary, please contact Ben Calton at the address below.

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