50 Sheltered Flats
Newsome Avenue, Wombwell, Barnsley

Design and Access Statement

In support of the application to erect 50 flats.

November 2012

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1.0 Summary

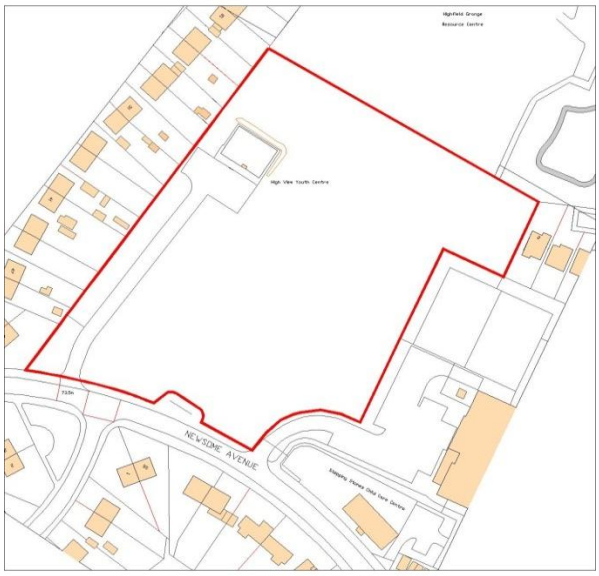
The following design statement is provided in support of the proposed new development of 50 sheltered flats at Newsome Avenue, Wombwell, Barnsley.

The development comprises of 28 No. 1 bed 2 person flats and 22 No. 2 bed 3 person flats for people over 55.
Residents will have their own flat, and use of a shared communal lounge, laundry, scooter store, refuse facilities, communal gardens. The flats will be accessed via 4No. staircases and 2 lifts.

The scheme will not provide any care support to the residents, however, there will be building staff on site 9:00 to 17:00 7 days per week.

2.0 The Site

The site is currently vacant. It was previously occupied by Highfield Junior and Infant School, which was rebuilt on the adjacent site in approximately 2006 (now known as 'High View Primary Learning Centre').



The Land boundary owned by BMBC



View along Newsome Avenue, with site on right-hand side (© Google Maps)



Existing site aerial photo with proposed site boundary (© Google Maps)

The site is fronted to the South by the public highway, Newsome Avenue, to the West the area used by the local youth/sports club, to the North is bounded by a disused site previously used for sheltered accommodation and to the East the site the new Primary Learning Centre.

3.0 Transport

3.1 Public Transport

Local public transport operates along Newsome Avenue, with stops at approximately 100m to either side of the site, providing good links to local train station and access to Wombwell town centre and onward travel to Barnsley, Sheffield etc.

The nearest bus stops are located on Newsome Avenue and the time table is as follows:-

N Bound Newsome Avenue (Kitchin Road)

67 and 67a to Great Houghton -	Mon to Sat 06:47, every 60mins until 00:05.
203 and 202 to Doncaster-	Mon to Fri 08:33, every 60mins until 18:23.
	Sat 8:33, every 60mins until 17:23.

SE Bound Newsome Avenue (Kitchin Road)

67 and 67a to Barnsley -	Mon to Sat 05:10, every 60mins until 23:21.
	Sun 10:30, every 60mins until 23:21.
203 and 202 to Barnsley-	Mon to Fri 07:23, every 60mins until 17:37.
	Sat 8:43, every 60mins until 17:33.

Wombwell train station is located within 0.9 miles (17 mins walk-Google) of the development site and the train timetable is as follows:-

To Sheffield-	Mon to Sat 05:28 to 23:36 every 30 minutes.
	Sun 09:29 to 23:17 every 60 minutes.
To Barnsley-	Mon to Sat 05:37 to 23:45 every 30 minutes.
	Sun 09:00 to 23:00 every 60 minutes.

3.2 On Site Parking

The project has been designed to provide a minimum of 25 parking spaces, inclusive of 10 accessible spaces. These are for the use of the residents, staff and visitors.

Although the parking allocation differs from the general guidance within BMBC CSP25 and 'Supplementary Planning Document – Parking'. The number of spaces allocated to the project have been based upon historic & live data from our other similar schemes, where a provision of approximately 50% parking has been allowed for.
However, even at these schemes less than 40% of the available parking is actually used on a daily basis.

The parking areas are located within easy access of the main entrance.

3.3 Pedestrians

The site is to be served by a single access footway from the main highway, Newsome Avenue, which directs all persons to the main entrance.
The footpath will be a minimum of 2000mm wide and constructed of tarmacadam to provide an even surface. Where gradients are provided that are greater than 1:20, level landings to be provided.

Around the site, residents will be provided with level footways to access to garden / external areas, the surface being constructed of tarmacadam to provide an even surface.

3.4 Highway entrance

The scheme proposes to form a new vehicle access to the highway, Newsome Avenue, and utilise the area of the existing pedestrian entrance to form this access to the site.

By maintaining the existing location of the entrance it affords those entering and existing the scheme clear visibility in both directions due to its location.

Retaining the entrance to this location keeps its position away from adjacent junctions along Newsome Avenue, while also ensuring there is no encroachment on the adjacent school entrance. This will hopefully also help with the reduction of parking along this stretch of Newsome Avenue at school drop-off / pick-up times, which is known to be nuisance to the local residents.

4.0 Consultation

4.1 Community

Prior to the submission of the application SYHA carried out a consultation event on Thursday 6th September 2012 at High View Youth Centre adjacent the site and the feedback was very positive.

4.2 Planning

Roger Southworth from SYHA met with Alexandra Cotton on Wed 29 August 2012 and the comments have been considered and integrated into the application drawings.

5.0 Design

5.1 Design Overview

The scheme is for people over 55 who want to have their own self-contained flat but also to be able to socialise with other people whenever they like.

The accommodation comprises 50 flats, 2 lifts, a shared communal lounge, coffee shop, laundry room and scooter store. Other accommodation includes staff and recycling facilities.

The layout offers a range of different flat types to appeal to different people:

- one bed flats (28 no)
- two bed flats (22 no)
- a number of flats with walk-out balconies
- views of different activities- courtyard, school, youth club, football pitch, main road, or simply of trees

The design is of traditional masonry construction and uses low maintenance materials (concrete tiles, brick, render, composite cladding) in a way which complements the contemporary-looking school building on the adjacent site. The design has also helped build good relationships with the neighbouring school and youth club, for instance by passing on land to the youth club and extending their football pitch. Reducing service charges and maintenance costs has been key to the design, for instance the long drive down to the building should ensure that car park gates are not required.

5.2 Building for Life

This has been scored using the Building for Life template (see the attached Building for Life document separately).

5.3 Sustainability & C02

The project will be developed to meet the requirements of the Code for Sustainable Homes Level 3.
In addition, to meet the requirements of BMBC CSP5, our design is to use enhanced fabric elements to enable the scheme to meet the requirements of the min 15% reduction in carbon Dioxide emissions over a similar scheme without any enhancements. This will be accomplished through a 'Fabric First' approach. This alternative compliance methodology works to ensure that the overall building is energy efficient at the outset prior to reviewing any need for renewable energy generation.

6.0 Access

(See Access Appraisal attached)

7.0 Refuse & Recycling

All flats will have internal and external access to a communal refuse/recycling area, which will be collected regularly by the local Authority.

8.0 Sources and Guidance

Main design references used include:

Building Regulations
British Standards BS-8300, Access for Disabled People
HQI Design Standards
Inclusive Environments "Designing for Accessibility"
Barnsley MBC Core Strategy Policies