Residential Development

Land off George Street, Darfield, Barnsley



PROPOSED DEVELOPMENT OF 29 NO. HOUSES
ON FORMER DERELICT SCHOOL FIELD SITE

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY THE APPLICATION FOR PLANNING PERMISSION

OCTOBER 2012

brewsterbye architects

YORKSHIRE HOUSING

Contents

1.0 Site Context & Analysis
2.0 Design Proposals
3.0 Architectural Treatment
4.0 Access & Accessibility
5.0 Flood Risk
6.0 Foul Sewerage & Utilities
7.0 Planning History
8.0 Public consultation event
9.0 Affordable Housing statement

1.0 Site Context & Analysis

The site is located off George Street Road in Darfield, and was formerly part of the school playing fields for Darfield Primary School which was has been demolished (and replaced with a new school). The general topography of the site is relatively flat, with a shallow gradient of approximately 1:40 across the site dropping from north to south. The site has an area of approximately 0.71 Ha and is bounded to the North by George Street, across which are a block of modern houses and flats (possibly dating from the 1990s) as well as Victorian terraces which wrap around to face the site at the northern boundary at Snape Hill Road Valley Methodist Church, built in 1909 is also on Snape Hill Road facing the northern boundary of the site. The southern tip of the site bounds the rear gardens of Bole Close. At the North-Western corner of the site boundary, forming the corner of George Street and Snape Hill Road is Fishing Republic, a retail outlet. Darfield Valley Primary School bounds the site to the east, a fairly new construction with a contemporary design. The site's context is suburban residential with a low rise educational establishment.

The existing boundary treatments are to be retained along the boundary with the primary school and consist of 1.8m high metal security fencing with dense bushes on the school side of the boundary. The boundary fencing to the rear gardens of the Bole Close dwellings are also to be retained. The existing boundary wall and railings to the George Street and Snape Hill Road boundaries are to be replaced as noted in the Proposed Site Layout.



Aerial view of site denoted by red boundary (North is up)



Site boundary along George Street (looking North)



Terraced housing on George Street



Fishing Republic and view down Snape Hill Road



Grassland on the site with school in background

The site is not within or adjacent to a conservation area and none of the existing buildings nearby are listed.

Please see the Phase 1 Desk Study for further information.

2.0 Design Proposals

The proposal is to create a 29no. dwelling residential development, with associated private gardens and access parking. Two new mews courts are proposed, accessed off George Street, containing 11no. and 18no. dwellings. Plots 1, 11, 12 & 20 have an entrance facing George Street despite having vehicular access via the mews courts. This is to provide a street frontage to the development.

All units are affordable dwellings and are to be rented by Yorkshire Housing based on an assessment of need and demand in the area for this type of housing. All dwellings are to be Code for Sustainable Homes level 3 and comply with Secured by Design.



Proposed Site Layout

Accommodation

The proposal contains 13no. two bedroom, 13no. three bedroom, 2no. four bedroom houses and 1no. two bedroom bungalow. Dwellings have the following provision for in-curtilage car parking spaces as a minimum: two bedrooms – 1 space; three or more bedrooms – 2 spaces. 2no. visitor spaces are provided on the site plus ample space for street parking. The density of the layout is in keeping with the existing suburban grain (41 dwellings/Ha.) and sits comfortably within the surrounding area by utilising semi-detached and short-row typologies.

3.0 Architectural Treatment

The built form proposes a simple arrangement of traditional domestic forms with a contemporary twist to give visual interest: all dwellings utilise slightly skewed traditional domestic forms of gables and pitched roofs with displaced ridges. The precedent for such contemporary architectural character has been set by the recently built Darfield Valley Primary School building. The scale and proportion of the dwellings reflect the character of the street scenes with modest eaves and ridge heights. The building edges are maintained to provide adequate amenity distances between existing and proposed dwellings with generously sized private front and rear gardens that meet the required areas set out by BMBC. These associated gardens allow for the planting of new trees and soft landscaping to the site, breaking up the amount of hard standing areas.



Typical elevations to semi-detatched dwellings

The external walls are of a red and coloured brick and pale coloured render (colours TBC). Feature brickwork detailing is proposed to all dwellings up to 2.5m above floor level, creating a visually interesting and 'mass-breaking' aesthetic. Slim profile concrete tile roof tiles are proposed. This combination of materials and forms mediates between the terraced housing flanking George Street and Snape Hill Road and the contemporary school building. Windows and fascias will be uPVC, warm-grey in colour and set back with a deep reveal. These are complimented by contemporary uPVC box gutters and down pipes in dark grey.

Boundaries

Existing brick walls along the George Street and Snape Hill Road boundaries are to be demolished, and the footpath increased to 2.0m wide. The brick wall will be rebuilt to a height of 1.8m to the rear gardens abutting Snape Hill Road and to the side of the rear gardens of plots 11, 12 & 20 (adjacent George Street). Boundaries between the front gardens of these plots and George Street will consist of brick piers at a height of 1.2m, infilled with 0.6m high brick wall with 0.6m steel railings on top, defining open front gardens yet still giving a defensible line along the main road. For all other plots (2-10, 13-19 & 21-29), front gardens open onto the new access courts. The natural surveillance afforded by the positioning of the new dwellings precludes the need for front gates.

Dividing the dwellings' front gardens are 1.2m high painted steel railings and dividing the rear gardens, 1.5m high timber fences with 1.8m high timber privacy screens at rear patio areas. Where rear gardens are back to back (plots 6-17), 1.8m close-boarded timber fences will be put in place. 1.8m high timber gates with locks will form the division between front and rear garden spaces for all

dwellings. Where rear gardens back onto the boundary between the school site and the rear of Bole Close, 1.8m close-boarded timber fences supplement existing railings and fences.

This all provides a robust, secure solution to current Secured By Design recommendations with a high level of natural surveillance. All of the above is indicated on the proposed site layout.

Environmental Sustainability

The units are designed to be long life, durable, low maintenance and energy efficient. The development will achieve Code for Sustainable Homes Level 3. This is to be achieved using a 'Fabric-first' solution which enables the residents to get the benefit of lower fuel bills without having to make any lifestyle changes. This method allows for easer maintenance whilst reducing the amount of energy consumption of the dwellings.

Tree Assessment

There are a number of existing trees on the site and the associated tree report describes these in detail (see JCA's Arboricultural Implications Report). None are subject to TPO and only a small strip of trees to the northern boundary with Snape Hill Road are deemed to be of amenity value. The development necessitates the removal of a large number of trees, the vast majority of which are poor quality. The proposal is to replace these with native broad-leaved trees including some fruit trees, as shown on the proposed site plan and recommended within the ecology report (JCA Ref: 10775/A/CA). These are grouped to provide a green and attractive site. The species will be determined as part of a detailed Code for Sustainable Homes Strategy to ensure the ecological enhancement of the site.

The proposed site layout indicates which trees are to be removed and which are to be retained.

4.0 Access & Accessibility

Vehicle ownership locally is low and the provision in the development is deemed in excess of what would reasonable be required. Off street parking is provided to each of the dwellings with single access points. Parking provision is detailing in section 2.0 of this document.

Pedestrian movement around the site is via the shared-surface mews court designed to current BMBC standards. This layout has been devised in consultation with the BMBC Highways department.

The site is situated in a sustainable location with good access to local amenities. George Street is on a main bus route.

Bin stores are located in the rear gardens with provision made for 3 refuse bins. Each plot makes provision for rear garden sheds inclusive of secure cycle storage.

5.0 Flood Risk

The site is not in an area of flood risk, based upon information provided by the Environment Agency's website. The website indicates that the application has only a 1 in 1000 year chance of flooding, therefore presenting a minimal risk.
Please see the separate *Darfield Flood Risk Assessment,* submitted with the application for further information.

6.0 Foul Sewerage and Utilities

Please see separate *Darfield Drainage Design Statement*, submitted with the application.

Street lighting is proposed and will be located to the existing footway and within the margin of the shared surface mews court.

7.0 Planning History

Meetings and correspondence with the Planning Officer, Alex Merryweather has taken place during the development of the proposals.

8.0 Public Consultation

A public consultation event was held at Valley Methodist Church on 17th October 2012, for which over 20 local residents attended to express their comments.

Generally, residents were not opposed to development of the site and supported the development of a redundant site, but some concerns were expressed about the perceived increase in traffic along George Street that could be caused by the two new access roads to the development site.

Some additional negative comments were made, unrelated to the proposed development, such as Fishing Republic customers parking on double yellow lines on George Street, dog fouling on George Street and drug dealing in and around Hampton Court.

4 people expressed an interest in and applied for living in the proposed development.

9.0 Affordable Housing statement

Provided by Barnsley Council Affordable Housing Team

Darfield has been identified as a Local Centre in the Core Strategy which has expectations to meet the needs of local people. This site is a former school Site that has been cleared and is ready for development. The scheme at George Street, Darfield is for 1 bungalow and 28 houses. The area has a large amount of private sector rented accommodation which in some cases is poor quality and not suitable for family accommodation.

The scheme will enable Barnsley to fulfil the spatial elements of the Vision for Barnsley and the ambitions of the Sustainable Community Strategy.

The objectives set out in this publication are to ensure that any new developments is in a place where it will be accessible and inclusive, as well as promoting the role of settlements by making sure developments are placed within them which makes them attractive, safe and distinctive with convenient access to good quality local services.

The scheme is identified in various Council Strategies

- Growth Strategy
- Local Investment Plan 2010-14
- Regional Housing Strategy responding to the diversity of markets and improving neighbourhoods
- Sustainable Communities Plan
- Housing Vision – That we have balanced housing markets, whereby the weak and failing areas of the Borough are transformed into places of quality which are vibrant and underpin our ambitions for growth and the economy.
- That we have good quality housing with the required tenure mix and house types to meet community needs.
- The 2008 Housing Needs and affordability study demonstrates a clear need. A shortfall of affordable housing is identified across all areas within Barnsley.
- The need to increase housing provision is a key aim within the sub regional housing strategy.
- The Council have endorsed the provision of new affordable homes within the Borough
- The 2008 Housing Needs and Affordability study demonstrates a clear need, and that need cannot be met through any other Council policy.
- Not meeting needs within the locality could mean future forward pressures on other Council Departments.
- The Councils and the LSP ambition of creating sustainable communities will not be met.
- The schemes outlined have strong local endorsement, demonstrated by Ward Member and Community support.
- We have a positive partnership with Yorkshire Housing who are prepared to commit their own resources to the scheme to assist BMBC in meeting their policy objectives.
- Given the above the scheme has strong support from the Strategy Growth and Regeneration, as the only current policy option on partly meeting housing needs.