DESIGN & ACCESS STATEMENT

SAVILLE ROAD, GILROYD, BARNSLEY.

OUTLINE APPLICATION / FEBRUARY 2013.



BERNESLAI HOMES

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NPS Barnsley LTD, Gateway Plaza, Sackville Street, S70 2RD.



Aerial view of site

INTRODUCTION

This statement supports an application for outline planning approval for a residential development located on Saville Road, Gilroyd, Barnsley. It is one of a number of sites allocated for re-development by BMBC's Strategy Growth & Regeneration Team and Berneslai Homes for social rented housing. The site is owned by BMBC and is managed by Berneslai Homes within the Housing Revenue Account.

We believe that the development of the site will make a positive contribution to the wider regeneration of the estate by creating a central complementary feature at the heart of the estate. It will also improve the context and add benefits to adjacent properties in terms of private gardens and defensible space (security). As an infill development it strengthens the street frontage scene along Saville Road aligning with the block of shops adjacent.

From a housing stock and management perspective the project enhances the housing offer on the estate by providing variety and addressing the shortage of larger family houses.

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Birds eye view of site.



View from western approach to site.



View from eastern approach to site.

Location and Description of Site

The site is located centrally to the Gilroyd estate, a predominantly residential area which has excellent road connections with the surrounding area due to the vicinity of junction 37 of the M1. The area has good public transport and road access back to Barnsley Centre (approx 3 miles) and via the A628 to Penistone. The site, measuring approximately 48 M wide and 45 M deep, is located on the north side of Saville Road . The site is currently vacant grassed open land with trees at the North West corner and is surrounded mainly by housing. Within the site boundary is a Community Centre which due to the close proximity of a number of other centres, has been vacant for approximately 2years.
Immediately adjacent the site is a small parade of shops and to the south is a large area of open amenity grassland which contains a children's play area a Multi Use Games Area (MUGA) and sports pitches.

Public Transport

The nearest bus stops are located on Saville Road adjacent to the site and services run directly to Barnsley town centre as well as providing connections with neighbouring villages. Dodworth station is approximately 1 mile away providing rail links to Huddersfield and Barnsley with onward connections to Leeds and Sheffield.

Pedestrian access

There is a wide pavement along Saville Road to the front of the site providing a main link through the estate to all facilities. An existing pedestrian access across the site to adjacent housing will be rationalised, slightly repositioned and improved (these are not adopted footpaths). Overall on completion pedestrian access and links across the estate to the shops, bus stops and public open space will be improved and better connected.

Site Area; 0.35 ha / 3480m2
Site Co-ordinates; *X* 432312 - *Y* 403638.

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Site features - nts.

Note numbers relate to photographic record.



Key;

- Site
- Public Open Space
- Local shops
- Local facilities
- School Site
- Woodland space
- Motorway (M1)
- Primary Vehicular Routes

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01. Public park to south of Saville RD.



02. Public park to north of High Street.

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03. Public park accessed from Stainborough RD.



04. View along green walkway from The Link.



05. View of open grassland & woodland adjacent Locke RD.



06. View of open grassland adjacent Keresforth RD.



07. View of courtyard style green space adjacent Locke Rd.



08. View of courtyard style green space adjacent Locke Rd.



09. Courtyard Style green space adjacent Birdwell Rd.



10. Courtyard Style green space adjacent Rockingham Rd.



11. View of shops on Saville Rd.



12. View of Social Club on Saville Rd.

Consultation

Pre-submission Consultation has taken place with the Planning and Highways Department of the Authority. The Highways team considered the layout, which negates the need for cars to reverse out onto Saville Road, to be a 'sensible and logical approach'. Their only concern was in relation to the visibility splays from the newly formed access onto Saville Road on the preliminary drawings. This has been incorporated into the latest plans as presented for approval.

The Planning Officers gave the development their support in principle with some reservation with regard to the sites current designation as Green Space in the UDP. However they have agreed to look at the development in the wider context of the benefits offered and the balance of open space on the estate as a whole.

The three local council members have also been consulted. It is their view that the proposal offers significant benefits and would be an asset for the area.

We have also contacted those residents who live immediately adjacent to the development and have the potential to benefit from enclosed gardens or may be affected by the change in vehicular access arrangements.

Comments on issues raised / how these have been addressed in the proposal.

In considering the design of vehicular access for the development we have taken the opportunity to combine the access to the existing properties (X-X Saville Road) with that of the new development thus improving the access arrangements overall. We are also seeking to improve the parking and access arrangements for customers at the front of the adjacent shops which are also in Berneslai Homes management. Bringing these design elements together with the reorganisation of footpaths and the main part of the development we believe helps the development sit better within its environment.

In considering the take up of what might be classified as “urban green space” we ask the planning Board to consider that the estate does benefit from a considerable amount of open green space and incidental green space around the residential properties (see plan and photographic record). It is our belief that use of the site for development would not be detrimental to the area and would visibly enhance the streetscape. Including the dwellings proposed the housing density is still less than 20 units per hectare.

There is a large area of open space directly south of the site that contains a children’s play area and a MUGA. Another large area of open space which backs onto woodland is located a short distance away on Locke Road providing a useful area for walking exercising dogs etc. Slightly further away on Keresforth Road a playing field provides another area of open green space.

A significant proportion of the dwellings adjacent to the site are bungalows at a fairly low density, which benefit from numerous areas of incidental open green space. As part of the overall development package some improvements will be made to adjacent properties providing defensible private front and rear garden space to some of the adjacent bungalows and re-alignment of adjacent footpaths.

Another concern raised during the planning officer consultation related to the proximity of the MUGA situated directly opposite the site on the other side of Saville Road. The recommended distance between youth facilities and a residential curtilage is 40 m. The new dwellings themselves are set approximately this distance from the facility but will also have the added advantage of hard landscaping, the roadway and planting in front of them forming a buffer. The MUGA is always available for use for the local community but due to it's proximity to the highway does not have its own lighting.



Design

The scheme is made up of 6 no 3 bed/ 4 person semi-detached dwellings, 2 no 2 bed/3 person dwellings and 1 no 4 bed/5 person dwellings. All rear gardens will be enclosed to provide gated and secure private amenity space in accordance with Secure by Design principles. Within the rear gardens each unit will be provided with a shed that is large enough to accommodate cycle storage. The intention is to adopt a tradition design palette adopting some of the features of the properties nearby in order to blend in the new with the existing.

Landscaping

Paths to be tarmac and parking bays blocked paved to provide a semi porous surface.

Use

The development will provide new social rented housing to be owned by Barnsley MBC and to be managed by Berneslai Homes.

Sustainability

Code for Sustainable Homes

Each plot will achieve Code for Sustainable Homes level 4, which demonstrates a high standard of sustainability across a range of environmental categories:

Surface Water Drainage

Sustainable drainage systems (SUDS) will be utilised where possible to ensure that any additional surface water discharge from the site into the public sewer, is limited.

Building for Life

The structure of this document is based on the guidance produced by CABE and the more recent South Yorkshire Residential Design Guide- January 2011. This document requires Design and Access Statements to demonstrate how the proposed development adheres to the principles of Building for Life. The Building for Life standard comprises 20 questions in relation to housing development.

As this Design & Access Statement is supporting an outline application, many of the questions making up the Building for Life assessment can only be answered in brief. However as a working document and as the detail design is developed these answers will be expanded on and submitted as part of a full application should the project proceed.

01 - Does the development provide(or is it close to) community facilities such as a school, parks, play areas, shops, pubs or cafes ?

Directly opposite the site is a large open play area which contains a play area and a MUGA which because of its location would enable parents in the proposed new housing to keep an eye on their children. There is also playing field off Keresforth Road and open green space off Locke Road. A block of shops is located directly adjacent to the site and a social club on the other side of Saville Road.

The site is also well served by:

- local primary schools (Keresforth Primary, Keresforth Road and Dodworth Street C of E)
- Community Centres (Wharmcliffe Community Centre, the links)
- Public Houses (Travellers Inn Green Lane)
- Open Countryside

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

The accommodation mix has been tailored to balance local estate housing mix and wider waiting list demands.

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

The scheme meets the demand for low cost houses to rent and is matched to the profile of councils waiting list.

04 - Does the development have easy access to public transport?

See section 'public transport'.

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

The scheme will meet the Code for Sustainable Homes level 4 where the overall design and specification is scored against a range of environmental measures including low water use fittings, low energy use, recycling facilities etc.

06 - Is the design specific to the scheme?

Unknown at this stage.

07 - Does the scheme exploit existing buildings landscape or topography?

The buildings are positioned to exploit the site and provide large rear gardens and avoid the existing mature trees. The layout allows for the unit design to make best use of the southern aspect for solar gain and any suitable technologies which may be adopted.

08 - Does the scheme feel like a place with a distinctive character?

The proposed development is distinct within the immediate vicinity.

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

A single row of 4 pairs of semi-detached and 1 detached dwellings running parallel with Saville Road creates a very simple layout.

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

The dwellings and the access road and parking are parallel to Saville Road

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

The dwelling layouts were influenced by the site and are set back from the main highway with a separate access giving a more private feel where the highway does not dominate.

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

Individual parking spaces within the dwelling curtilage are provided to each dwelling as well as additional visitor parking on the access road. There is also an area of landscaping between the car parking and the footpath to Saville Road

13 - Are the streets pedestrian, cycle and vehicle friendly?

A shared road is proposed suitable for all

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

The scheme integrates directly with Saville Road

15 - Are public spaces and pedestrian routes overlooked and do they feel safe?

The public spaces and road are overlooked by all the properties. It is anticipated that the development will improve the passive security of the surrounding footpaths and in particular the MUGA to the south of Saville Rd.

16 - Is the public space well designed and does it have suitable management arrangements in place?

The public space in front of the dwellings will be landscaped and maintenance will be carried out by BMBC funded through the HRA.

17 - Do the buildings exhibit architectural quality?

The scheme will be designed to complement and enhance its surroundings. More detail will be provided as the scheme is developed beyond 'Outline Stage'.

18 - Do the internal spaces and layout allow for adaptation, conversion or extension?

It is proposed that construction of the internal walls will be stud/blockwork so a dwelling could be adapted and an extension could be built subject to the required permissions in accordance with the principles of 'Lifetime Homes'.

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

These criteria will be addressed during the detail design stage and will be fully documented in the full planning application

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

The scheme will meet the Code for Sustainable Homes level 4.

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