DESIGN AND ACCESS STATEMENT

IN SUPPORT OF FULL APPLICATION FOR PLANNING PERMISSION MADE
ON BEHALF OF BDW WEST YORKSHIRE LIMITED

PROPOSED RESIDENTIAL DEVELOPMENT AT SR GENTS, DODWORTH ROAD, BARNSLEY

September 2008



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INTRODUCTION

SECTION 1: INTRODUCTION

1.1 Signet Planning has been instructed by BDW West Yorkshire Ltd to prepare a Design and Access Statement for the proposed residential development at the Former S R Gents Site, Dodworth Road, Barnsley. This statement has been prepared in order to illustrate the evolution of the design proposals.

1.2 This Statement should be read in conjunction with the accompanying documents and drawings that form part of the planning application.

1.3 The purpose of this Statement is to examine the character and structure of the development in accordance with the requirements of a Design and Access Statement defined within DCLG Circular 01/2006 'Guidance on Changes to the Development Control System'.

1.4 In order to consider and explain the design principles and concepts that have been applied to particular aspects of the proposal, this Statement is divided into the following sections:

- **Section 1: Introduction** - Outlines the background and purpose of the document.
- **Section 2: Assessment** - An assessment of the site and its surroundings in terms of the physical, social, economic and planning policy context
- **Section 3: Involvement** - This outlines the involvement of the various stakeholders for consultation and taking into consideration its key findings.
- **Section 4: Evaluation & Design Objectives** - Identification of the site constraints and opportunities in order to establish the design objectives which underpin the development of the site.
- **Section 5: Design Proposals** - Presentation of the design proposals, including the uses proposed, the amount, layout and scale of the development, landscaping, appearance and access arrangements.
- **Section 6: Summary** - Provides an overview of how the development proposal will achieve the development principles and design objectives established.

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SECTION 2: ASSESSMENT

Location

2.1 The former S R Gents site is located within the main Barnsley Urban Area, approximately 1.3 km to the west of Barnsley Town Centre and in close proximity to Junction 37 of the M1 motorway. The site is located off Dodworth Road which provides the link between the motorway and the town centre.

2.2 The subject site falls within a well established residential area, characterised by predominantly terraced and semi-detached dwellings and served by a number of local amenities as is common in residential areas in close proximity to town centres.



Aerial View of Site prior to clearance of buildings

Site Context

2.3 The site extends to approximately 4.25 ha in size and is irregular in shape. The site is currently vacant and cleared: However, until recently the site has been operated by S R Gents as a factory for the manufacture of clothing. During its operation by S R Gents, the site was significantly covered with factory buildings, as well as hard-standing areas and since April 2008 these have been cleared from the site.

2.4 The site slopes down from Dodworth Road to a low point within the middle of the site before rising again towards the rear boundary (southern). At this point, the site steeply rises up to a quarry face which defines the south-eastern part of the site. Levels rise from the east to the west of the site by approximately three metres. The existing residential properties to the north-east, in particular the Nursing Home, are approximately three to four metres higher than the adjoining part of the application site, with a retaining wall between the two. On the frontage of the site with Dodworth Road, to the north is a petrol filling station.

ASSESSMENT Site Context

2.5 In terms of the surrounding area, there is interwar terraced and semi-detached housing immediately to the west, served by Harewood Avenue, Beaumont Avenue and Arncliffe Drive. To the east, along Dodworth Road, are semi-detached interwar houses that front directly onto Dodworth Road. Immediately to the east is a single-storey building which is used for the purposes of a Nursing Home. Further to the east and south-east there are open fields/recreational areas and this open area also extends up to the south-western boundary, beyond which lies a 1970s housing development served by Linton Close.

2.6 In terms of access points into the site, the main entrance that previously served the former S R Gents site is positioned within the north-eastern corner which fronts directly onto Dodworth Road. There is also an access and egress that serves the petrol filling station further to the east.

2.7 In terms of vegetation, there are shrubs and trees around the main entrance into the site as well as at intervals around the site boundary.



Left: The Site prior to its clearance and its surroundings

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C) Planning Policy Context (Relating to Design and Access)

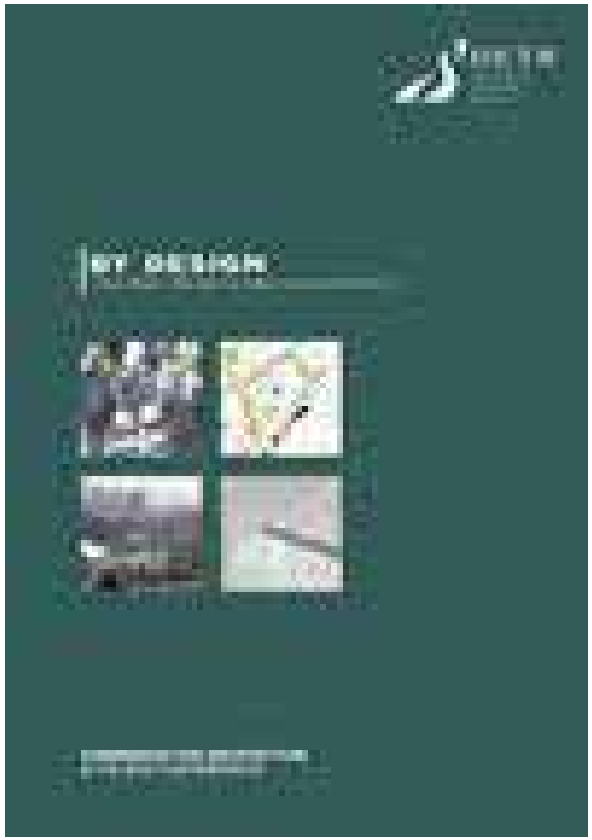
2.8 The proposed residential development, the subject of the application has been formulated in light of the relevant design policies within the adopted Local Plan as well as advice in PPGs, PPSs and Circulars. Those considered to be of particular pertinence relating to Design and Access are set out below:

Government Guidance

2.9 PPS1: Delivering Sustainable Communities - sets out the Government's commitment to good design. It states that:

> **"Planning authorities should plan positively for the achievement of good quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making better places for people. Design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted".**

2.10 PPS3: Housing – also encourages a high standard of design and landscaping in new residential developments. Indeed PPS3 promotes more sustainable residential environments through requiring developers to make efficient and effective use of land. The guidance also makes specific reference to the need for the design to be of a form that integrates with and complements the local area (paragraph 16). The most appropriate or best use of a site such as this will comprise a scale and form of development that integrates into the area. PPS3 also recognises that good design is fundamental to the development of high quality new housing. Paragraph 13 confirms that good design should contribute positively to making places better for people.

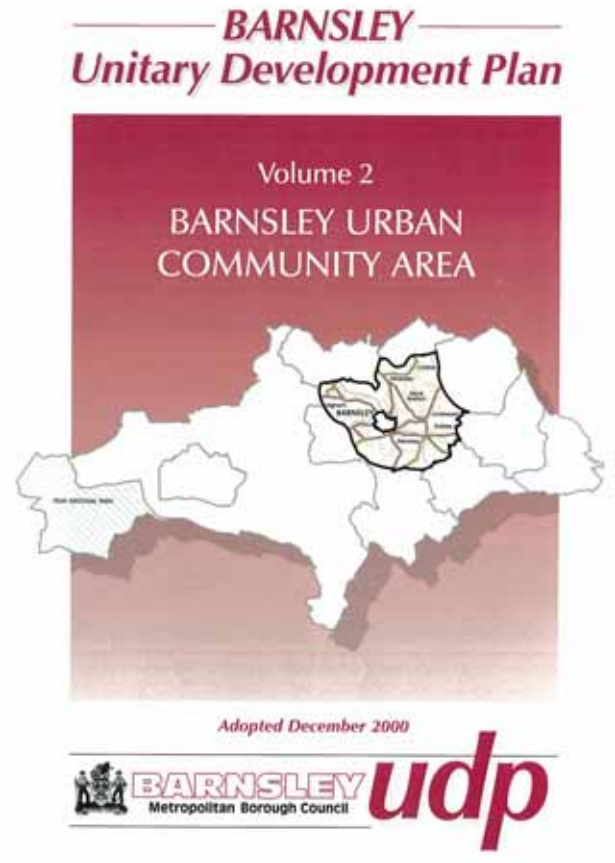


2.11 The aforementioned Government Guidance is supplemented by other documents including the following:

- 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).
- Planning and Access for Disabled People: The Good Practice Guide (ODPM 2003).
- Design and Access Statements: How to write, read and use them (CABE 2006).
- Development Plan Policies.

2.12 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 defines public and private space.
- **Adaptability** – a place that can change easily.
- **Diversity** – a place with variety and choice.



D) Local Policy and Guidance

2.13 In terms of the designation within the Barnsley UDP, the subject site is identified as being within a mixed use area, where the protection of residential amenity is a priority.

2.14 This section consists of local planning policies and guidance which relate to design and these are referenced below and have been given due consideration in the design process:

- **Policy BE6** - Quality of Development: Design Standards.
- **Policy T2** - Development and the Highway Network.
- **Policy H2** - The Design and Layout of New Housing.
- **SPG2** - Designing out Crime
- **SPG** - South Yorkshire Residential Design Guide

2.15 It is also appropriate to consider the emerging planning policy found in the Barnsley Local Development Framework. This is a portfolio of documents intended to guide the future development of Barnsley; key documents include:

- Core Strategy - Provides an overview for the development in Barnsley with AIM6 relating particularly to high quality design.
- Policies Document - Identifies specific policies to guide different types of development.

With reference to residential development the following policies apply:

- Policy H1 - Housing Type and Mixes.
- Policy H5 - Density of New Housing Development.
- Policy D1 - General Design Standards.
- Policy D2 - Sustainable Building Design
- Policy D3 - Safe Places

INVOLVEMENT



SECTION 3: INVOLVEMENT

3.1 In terms of involvement with relevant stakeholders there have been a number of pre-application meetings held with the relevant officers from Barnsley MBC during the period October 2006 to April 2008. Whilst a range of issues were discussed at these meetings, issues relating to layout and overall design were under constant review and it is maintained that the submitted layout seeks to accommodate a development which reflects the concerns that were expressed.

EVALUATION Constraints & Opportunities

Proposed Residential Development, off Dodworth Road, Barnsley



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EVALUATION Design Objectives

Design Objectives

4.1 In line with national guidance and the planning policy framework, considerable importance has been placed on achieving a high standard of design across the site. The application of urban design objectives will ensure a high-quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated into the surrounding landscape and urban fabric.

4.2 Design objectives relevant to the site which underpin the development proposals are as follows:

i) Sustaining a Community

- Provide for a varied population considering life cycle from the young through to the old.
- Design a new public realm, streets and spaces where new residents feel a sense of ownership and pride.

ii) Character and Context

- Respond to the existing character of the area and look to create new streets and spaces whilst promoting architectural and urban design that has a sense of community within the wider context.

iii) Continuity and Enclosure

- Ensure continuity and built form - designed to create enclosure, creating a safe overlooked public realm.
- Respond to the intensity of development in neighbouring areas to provide continuity of development and street patterns.
- Provide clear definition of public/private space.
- Consider front of dwelling to back of the kerb relationship
- Consider how street frontage, building height and road section will relate to one another to define space.

EVALUATION Design Objectives

iv) Ease of Movement

- Create safe routes through streets and well defined spaces, in particular considering existing and likely desire lines.
- Ensure easy access by foot and cycle and allowing for convenient links to public transport and the town centre .
- Access for all age groups and abilities as an integral part of the design.

v) Legibility and Diversity

- Create an urban structure where it is easy to find your way around.
- Reinforce important designations.
- Establish a hierarchy of routes where design character forms the road, rather than the road defining the space.

vi) Variety and Richness

- Promote quality detailed design with durable materials that enliven the street scene.
- Encourage spatial variation and townscape interest.
- Ensure variety of detailed materials whilst maintaining a coherent overall sense of place.

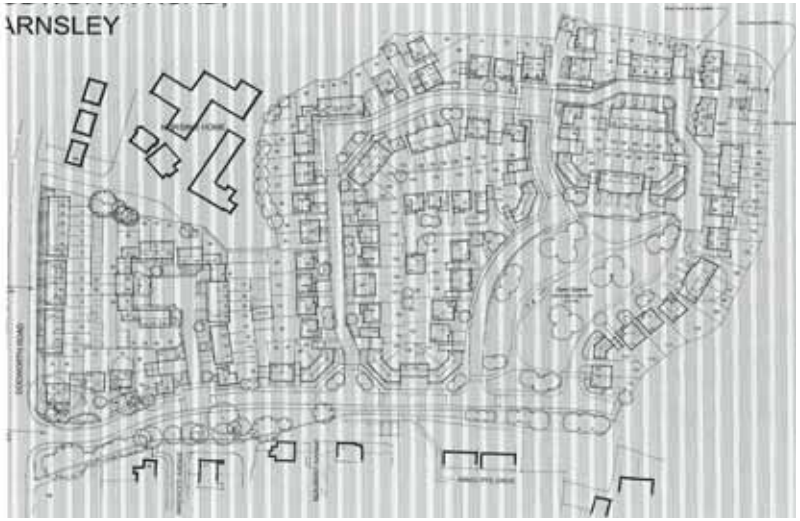
vii) Compactness

- Ensure that the development uses land efficiently.
- According with Government Guidance and densities, ensure the efficient use of land.
- Provide appropriate flexibility and parking provision without overly encouraging the rate of vehicle numbers.

viii) Resource efficiency

- Maximise non-vehicle access to local facilities and minimise resource use in building construction and operation.

SECTION 5: DESIGN PROPOSALS



Proposed Layout

SECTION 5: DESIGN PROPOSALS

5.1 This section details the design proposals for the site based upon the findings outlined in the previous section. Having regard to the design principles and objectives, and the opportunities and constraints, specific consideration is given to the use, amount, layout, scale, landscaping and appearance of the development and these are considered below.

A) Use and Amount

5.2 The size of the site extends to 4.25 hectares and the proposal is for the construction of 166 dwellings. In terms of the residential properties that will be created, there are a mix of dwellings and house styles proposed (see relevant drawings), including apartments, terraced houses, and semi-detached and detached houses in order to provide both variety and affordability.

5.3 A variety of different house types are proposed on the site which are appropriate to the nature of the housing market in this part of Barnsley. The layout on the left highlights the diversity of house types proposed. The table overleaf documents the house types and sizes that are to be provided.

DESIGN PROPOSALS Layout and Scale

B) Layout and Scale

5.4 The layout of the scheme has been designed to achieve an efficient level of housing, but also to provide variety and interest in the street scene, creating places with legibility and local distinctiveness. In considering an appropriate layout for the scheme, the context of the surrounding area has been taken into account as well as the design objectives identified in the evaluation section. Furthermore, the design principles that were established through previous schemes have been incorporated into the layout.

5.5 The layout has been influenced greatly by levels within the site which has allowed for the mix of different building heights in order to create visual interest as well as providing for a variety of house types. A primary objective has been to create a stronger frontage onto Dodworth Road and as such terraces have been located along the northern boundary of the site, to reflect the built form along this road

5.6 The main road into the site from Dodworth Road, which runs parallel with the western boundary, extends down to the southern boundary, to retain an established right of way across this part of the site. Off this road, and throughout the site, a series of arrival/feature squares have been used to provide for a more informal layout as well as offering the added benefit of traffic calming throughout the development.

House Type Code	No. Bedrooms	Amount
Type: Washington	2	13
Type: Severn	1	4
Type: Richmond	2	10
Type: Palmeston	3	10
Type: Palgrave	4	1
Type: Maidstone	3	23
Type: Alderney	4	4
Type: Ascot	4	4
Type: Radleigh	4	4
Type: Buckingham	4	7
Type: Windermere	4	11
Type: Feskbury	4	13
Type: Norbury	3	8
Type: Woodcote	4	16
Type: Kentmere	3	10
Type: Keswick	3	11
Type: Falkirk (Apartment)	2	16
Type : Argyll (Apartment)	1	1

DESIGN PROPOSALS Layout and Scale



Above:Woodcote House Type



Above:Kentmere House Type

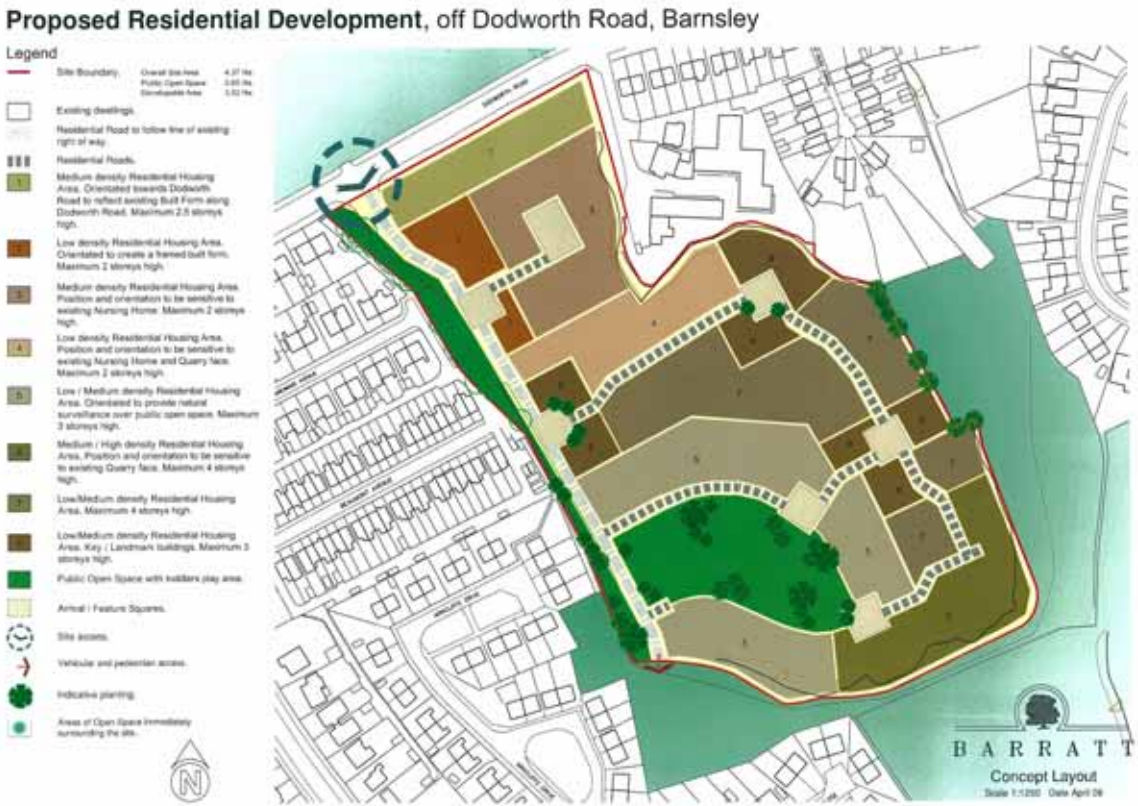
5.6 In terms of the relationship of the proposed development to existing dwellings, it is considered that the proposals offer an improvement to their amenity, who until recently have bordered onto a industrial site with large utilitarian buildings spanning across most of it and offering extremely limited landscaping. The proposals provide for a more compatible use with these existing properties and the road into the site that runs parallel with the western boundary provides a separation between the proposed dwellings and existing properties to the west. Landscaping is also to be provided along this boundary which will provide for enhanced views when viewing the site from the west. To the north of part of the site where it adjoins and existing nursing home and residential properties, the site is at a lower level and it is proposed to provide planting along this boundary.

5.7 The proposed dwellings have been carefully sited to ensure that they do not result in a loss of privacy to either one another or existing properties nearby. Similarly, the properties have been positioned so that they do not overshadow one another or existing properties and the variety of heights of the proposed dwellings have been carefully placed within the site to ensure that this is not the case.

5.8 In terms of the scale of buildings, the site is predominantly 2 storey in height. Indeed, 63% of the properties are 2 storey with the remainder being 2.5, 3 or 4 storeys in height. The 4 storey blocks are sited in appropriate locations to improve legibility and visual interest due to their greater scale.

5.9 In terms of vistas within the development it is considered that many different and interesting views would be created due to the variety of differing house types and surrounding landscape. As one proceeds into the site, down the access road that runs parallel with the western boundary, a series of arrival/feature squares provide access to cul-de-sacs and roads which are to be constructed from a range of materials to be agreed with the LPA and create visual interest.

DESIGN PROPOSALS Layout and Scale



5.10 As one proceeds into the southern part of the site, a variety of 2, 2.5 and 3 storey properties surround an area of open space which provides children's play equipment. These surrounding properties provide natural surveillance onto this area of open space, and benefit from a landscaped outlook.

5.11 Sections of the quarry face around the southern perimeter of the site, are to be reprofiled to provide for improved garden areas for the proposed properties that back onto this part and will be appropriately landscaped.

5.12 In terms of the provisions for off-street parking spaces and private garages, these have been carefully located to reduce the dominance and the presence of the private car on the overall street scene. Where possible, plots have integrated or detached garages and where a parking space has been provided, many have been located to the rear of the dwelling. They will also provide lockable gated access to rear gardens and bin stores which will serve to reduce potential 'clutter' at the front of the street scene.

5.13 All dwellings have been sited to face the street to provide activity within the public realm and also natural surveillance thereby contributing to 'designing out' crime. Careful consideration has been given to the segregation of public and private areas and the appropriate boundary treatments are proposed.

DESIGN PROPOSALS Appearance and Landscaping



Above: Norbury House Type



Above: Richmond House Type

C) Appearance

5.14 The general plan and layout of the proposals have already been described. However as stated there is a wide mix of house types to create a diverse range of styles within a coherent design framework. The overall aim of the design proposal is to create a diverse aesthetically pleasing residential environment where the residents will feel a sense of place.

5.15 It is proposed to use a variety of materials which will complement one another and be in accordance with the vernacular of the surrounding area. A full materials schedule will be submitted to and agreed with the Local Planning Authority.

D) Landscaping

5.16 Currently the site lacks any form of greenery, with the exception of a few trees of poor quality and as documented in the supporting arboricultural survey. A comprehensive landscape scheme has been provided for the site, which includes a variety of species with the aim of softening the development proposals with the surroundings with the added benefit of providing potential habitats for wildlife. Along the frontage of the site with Dodworth Road, hedges will be provided, to create a barrier between the highway and the properties that front onto it and trees will be provided along the western boundary to give the development a “leafy” feel when entering the proposal. Trees and shrubs will be provided throughout the site and the area of open space of 0.6ha in size will provide a main focus for significant amounts of planting.

DESIGN PROPOSALS Access



Above: Existing Access into the Site



Above: Site frontage onto Dodworth Road

E) Access

5.18 A number of items related to access have been dealt with in previous sections of this Design and Access Statement however for completeness these items are addressed in this section.

5.19 The main proposed means of access into the site, for both vehicles and pedestrians would be from the northern boundary off Dodworth Road.

5.20 The development site is affected by a Right of Way that allows the local authority access down the western boundary. The development proposals have therefore been designed accordingly to retain this obligation.

5.21 In terms of parking facilities, there are 316 spaces proposed including garaging which is of a sufficient level but without overly encouraging greater vehicle numbers. Indeed, spaces have been minimised in order to promote movement/travel by modes of transport other than the private car. As previously mentioned, these spaces are provided in the form of secure garages or have been grouped together with secure and overlooked shared driveways. Where possible they have also been positioned away from the front of the streets in order to preserve the character of the street scene and remove their presence.

5.22 In terms of public transport, the site is well served. A bus stop is located immediately west of the site on Dodworth Road and the services are listed in section 5 of the accompanying Transport Assessment, there are also a number of other bus stops within 350 metres of the site. These provides convenient access to locations such as Barnsley town centre, Rotherham, Huddersfield, Penistone and Sheffield.

5.23 The development will make provision for access requirements, especially for disabled persons, with level access to all dwellings and dropped kerbs where appropriate.

F) Sustainability and Energy Efficiency

5.24 BDW West Yorkshire Limited take their environmental responsibilities seriously and many of their initiatives go beyond what is required under current regulations. They take the attitude that by reducing the impact of the construction process on the environment, they can make a positive effort to protecting its future. On this basis, during the construction process, the use of toxic and hazardous material is kept to an absolute minimum and they seek to use environmentally preferred materials from sustainable sources wherever possible.

5.25 The applicant works closely with Government officials, industry bodies, sub-contractors and suppliers to develop initiatives on environmental management, including reducing pollution and waste minimisation during the construction process. Furthermore, they have pioneered initiatives, including eco-homes with innovative garden designs and the use of renewable energy.



SUMMARY

SECTION 6: SUMMARY

6.1 In summary it is maintained that the design approach adopted would create a residential neighbourhood with its own distinct character. As such, the residential development would improve the character of the area, providing modern sustainable forms of housing, creating diversity and attracting different residents in order to build the local community. Within this context, we consider that the proposal accords with the Government guidance relating to design, since it will deliver an opportunity to improve the character and quality of the area in a manner that would protect the amenity of the existing residential area.

6.2 The overall aim of the design proposals has been to create an aesthetically pleasing residential environment where the residents will feel a sense of 'belonging' and that this will impact positively on the broader community. It is maintained that this Design and Access Statement accords with the requirements identified within Circular 01/2006 and on the basis of this assessment, a grant of planning permission is justified with an appropriate design approach having being taken in the formulation of the residential development scheme.

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A FULL PLANNING APPLICATION FOR
RESIDENTIAL DEVELOPMENT AT

THE FORMER S R GENTS SITE, DODWORTH ROAD, BARNSLEY

ON BEHALF OF BDW WEST YORKSHIRE LTD

22 September 2008

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