11. Design Concept and Evolution

11.5 Area of Visibility

The primary area of visibility will be from the edges to the existing settlements that surround the site and in the main from these streets:

- The Crescent
- Wilthorpe Road
- Wilthorpe Farm Road
- Wilthorpe Crescent

The topography of the site from the roadside will limit visibility. The views will be from rear gardens and elevations and so be partially screened or filtered by boundary fences and vegetation. A strong Masterplan design should enable a visually acceptable built development to be created that will not be a significantly adverse visual impact on existing residents. Properties which back onto the rear of existing properties meet the stand off policy requirements.

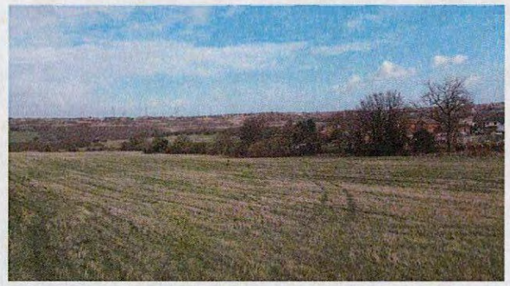


Figure 32: Views from the south west towards Wilthorpe Farm Road

Generally, views from built up areas will be glimpses and heavily constrained by the screening effects of intervening buildings. Views from green areas may be more extensive. The greater the distance between the observer and the site, the less significant will be the impact.



Figure 33: North east of the site towards Wilthorpe Farm Road

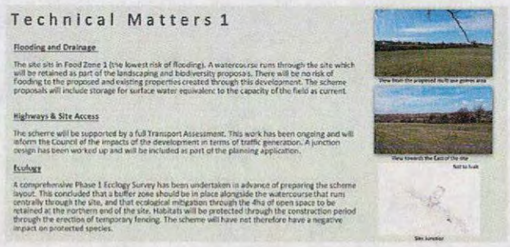
11.6 Developing the detail

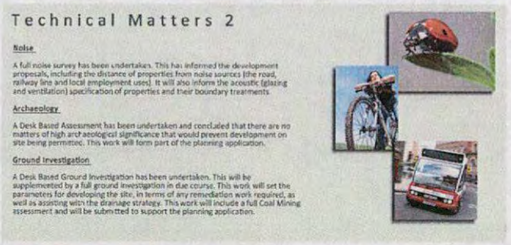
The landscape design for the site will be of a high quality. There shall be an emphasis on the use of locally appropriate native trees and shrubs. Planting design associated with suburban housing schemes will be rigorously avoided. A new area of public open space compromising of 4ha in the northern portion of the site. This will be sensitively designed to create a variety of active and passive recreation facilities, incorporating a MUGA into the open space. This will be done in consultation with the local planning authority.

12. Pre-Application Work Undertaken









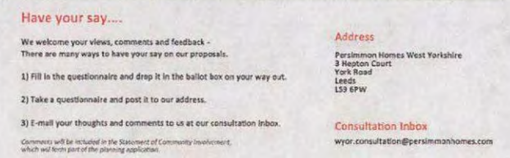


Figure 34: Consultation Board 1

12.1 Community Consultation

The development team has undertaken the following tasks when formulating the detailed design:

Detailed pre-application discussions with Barnsley Metropolitan Borough Council and a consultation with the local community.

Preparing our own technical assessments (tree survey, flood risk, site investigation, noise, ecology and highways, air quality).

Reviewing the outcome of these to inform the Opportunities and Constraints Plan (See section 10).

Reviewing the local housing market and considering what type of dwellings meet local need.

Reviewing sustainability including pubic transport, local facilities and local schools.

Community engagement through a community consultation event. The event invited feedback from ward members and local residents, which has been taken into consideration when formulating the final design . A more thorough review of consultation is provided in the Statement of Community Involvement (SCI) that accompanies the planning application.

The images are examples of the information displayed in the community consultation event (Fig 34 & 35).



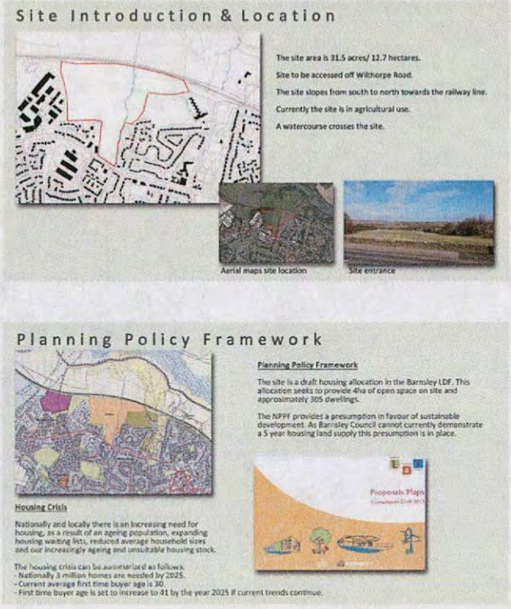






Figure 35: Consultation Board 2

13. Design Development



Figure 36: Amended Sketch Plan

13.1 Design Amendment

Following on from the community consultation, and feedback from the engineers there were some issues which were highlighted which meant some changes to the design were needed.

Other minor amendments have been made such as the some housetype changes throughout the site. Amendments were made to the affordable housing provision on site and the locations of plots in the south western corner. Additionally, the access road lanes have been widened. An increased planting buffer has also been adopted on the south eastern point of the site.

13. Design Development

13.2 Landscape Design

Landscape design will be of a high quality. The existing green space presents opportunities to create multi-use spaces such as the proposed open space to the North of the site. As well as the open space at the North side of the site. There is also a tree lined green corridor running through the centre. An existing bridleway will be retained with a footpath link introduced connecting to Wilthorpe Road. Buildings are proposed to face onto the public realm with front doors and windows to main rooms giving natural surveillance and activity to the public realm.



Parking will generally be private drive ways and other frontage access types, on or off the plots, this will diversify the landscaping so that it breaks up the street scene.

The street design has been replicated similar to that in the local area where properties look onto the main roads. The road layout has been designed in such a way that it creates a more organic feel to the site rather than having a straight lined grid system. We have also incorporated private drives and shared surfaces that come off the main roads. We feel this type of layout works better and adds to the character of the site.

Figure 37: Design features

14. Scheme Concept

14.1 Use

BMBC have undertaken an Strategic Housing Land Availability Assessment (SHLAA) .Within the document a portion proposed site has been identified as potentially suitable for housing development in the 2016-2021 housing delivery period. The Development Sites and Places draft 2012 outlines the whole site for potential development of 389 new homes. The site is situated within an established residential area and this form of development is befitting of its character. The supporting documentation to this application outlines the case for residential development of this site.

14.2 Amount

The site area is approximately 13 ha and the proposals seek to provide approximately 312 dwellings including 15% affordable housing, which represents a housing density consistent with the local residential environment.

As part of the approach to create a development which is fully integrated with the existing community a mix of 2, 3, 4 and 5 bedroom residential properties are proposed.

The development is at a density appropriate for an urban area with good transport links. A density of circa 25 dph will be achieved across the site, making efficient use of the land. The density reflects the relationship to the existing properties on Wilthorpe Farm Road, the Crescent, Wilthorpe Road and the surrounding area.

The scheme layout makes allowance for retention of existing trees and green space. The site is located within a sustainable area and the scheme provides an efficient use of land.

14. Scheme Concept

14.3 Layout

A traditional residential layout is proposed which will provide housing for cross market needs, such as those of first time buyers, young families and older families. A range of two, three, four and five bedroom properties are to be provided across a mix of detached, semi-detached and terraced properties.

To create a diverse built frontage to the street scene throughout the development. the proposal will position various house types alongside one another, and use a varied set of materials. The urban form within the residential area reflects the existing arrangement to creating a varied and distinctive townscape. The pattern has a strong functional rationale following the urban grain, desire lines and responds to other site factors.

Larger detached housing is proposed throughout the site but mainly toward the northern boundary where the most desirable views are. Buildings at the end of vistas will create focal points that stand out through measures such as a change of scale, materials and or architectural treatment opportunities. Minimum separation distances of 21 metres have been met rear to rear from existing and proposed properties and at least 12m distance side to rear.

The grain of the existing landscape in the form of hedgerows and trees helps to structure the proposed built form. The relationship between landscape, open space and buildings in particular are important to provide containment and surveillance while avoiding unnecessary sub-division or fragmentation. Our proposals look to take advantage of the positive relationship between green space and buildings by incorporating existing green spaces and tree lines into the scheme proposals.

14. Scheme Concept

14.4 Scale of Built Development

The heights of the buildings have been designed to respond to the character of the space and streets to which they relate. The scheme proposes a residential estate comprising typical family properties in line with the housing market need for the area, at a scale that is appropriate.

The development would comprise of a variety of 2 - 2 ½ storey properties.
The affordable units will range from 2 bedroom dwellings, across a mix of 2 to 2 ½ storey houses and apartments. The affordable units have been positioned in clusters within the site to achieve a cohesive physical relationship within the development site.

The highest property proposed is 2 ½ storey. The heights of properties are reflective of the requirement for family housing within the local area.

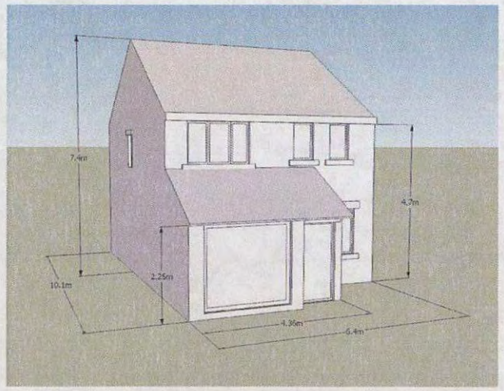


Figure 38: 3 Bed Rufford House type- 2 storey

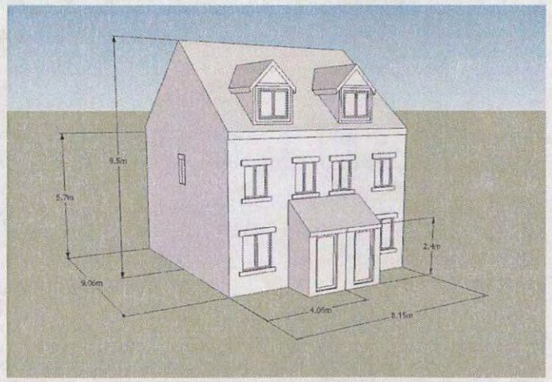


Figure 39: 3 Bed Souter House type – 2 ½ storey

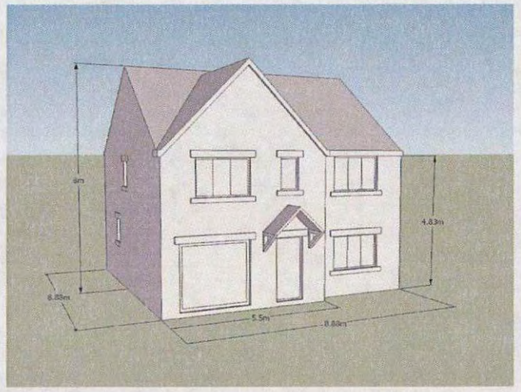


Figure 40: 4 Bed Winster House type – 2 storey

14. Scheme Concept



Figures 41-44: CGI Representation of Persimmon house types,: Rufford, Roseberry, Souter and Hatfield

14.5 Appearance

Wilthorpe is characterised by a number of, medium density residential estates comprising a mix of two - two ½ storey brick dwellings.
Developments in recent years have established the main character off Wilthorpe over recent years. These buildings offer ideas for establishing a suitable identity to the new development.
The proposal in adhering to this established character offers the following principles:

- Standard roof pitches.
- Small fascias with no soffit.
- Varying material palette. A formal arrangement of buildings is envisaged with references to the existing structure in Wilthorpe. This formal appearance is achieved by accentuating vertical lines and repeating elements.
- The proposed development will relate well to existing properties by ensuring a cohesive approach to building heights. Proposed properties will be complimentary with that of the surrounding area.

15. Urban Grain



Figure 45: Urban Grain Plan showing surrounding areas.

15.1 Urban Grain

The existing surrounding urban grain and character is complimented throughout the proposed layout which is highlighted in red.

The density of the development is in keeping with the surrounding areas as well as the massing which fits in with the context of the surrounding area as can be seen from the urban grain plan.

The massing and grain of the surrounding area reflects the different times that the area has been built over. There is not a standard character or form as the existing plots are a mix of detached, semi detached and terraced dwellings.

16. Final Layout

16.1 Final Layout

- Active frontages onto open space, main roads and green corridors will be provided.
- Housing to front the pedestrian footpaths to provide natural surveillance.
- Green open space at the front of the site softens the street scene and provides useable open space.
- Dwellings front the established trees and green areas.
- Suitable boundary treatments used and proposed planting and trees.



Figure 46: Final layout

16. Final Layout

Figure 47: Final Layout for full application up to 312 dwellings.



The plan represents what is considered to be an appropriate development of the site in response to the limitations and opportunities, including the topography, orientation and the views available from the site. The scheme will include landscaping and open spaces to soften its appearance (see landscape master plan) .

The layout seeks to provide a simple movement network creating a hierarchy of spaces forming an attractive and safe environment for all. It is of a similar character to the existing urban area, allowing the scheme to blend in with its environment.

The scheme character will be reinforced by the careful selection of materials and details for both the dwellings and the ground surfaces. Selection of appropriate fencing and soft planting will enhance the space to create character/focal points to the development. Modern residential properties with a sympathetic material palette will be used to form a strong character to the development

17. Conclusion

This Design and Access Statement describes how the proposals to support the Full Planning Application for a residential led development for Land off Wilthorpe Road have been developed.

The statement explains the background to the application and the development vision. Through an understanding of the physical constraints both onsite and the surrounding context, the statement illustrates the progression of design and its inclusion within the established planning framework.

The design evolution has been concluded in the development of an illustrative Masterplan to demonstrate how development might be brought forward in line with the design parameters.

Reference is made to the existing technical and physical constraints and opportunities which will shape the development. This statement should be read in conjunction with all other supporting documents submitted as part of the outline application.

It is our belief that the proposals set out and explained through this Design and Access Statement provide a clear and robust proposal for supporting a residential development. Subject to approval, we consider the development will provide a range of dwellings, environmental improvements and community benefits for the local area.