

**SITE OF 35a AND 37a WASHINGTON ROAD,
GOLDTHORPE, BARNSELEY, S63 9EF**

Design and Access Statement
12no. New Dwellings

Prepared on behalf of:

Coalfields Regeneration Trust

Prepared by:

CODA PLANNING
Cornish Place
70-71, Cornish Street
Sheffield
South Yorkshire
S6 3AF

Contents

	Page no.
1.0 Introduction	3.0
2.0 Assessment of the site's immediate and wider context	4.0
3.0 Evaluation of Context	7.0
4.0 The Design of the Scheme	7.0
5.0 Sustainability Statement	9.0
6.0 Concluding Statement	10.0
7.0 3D Images	11.0

1.0 Introduction

- This design and access statement has been prepared on behalf of Coalfields Regeneration Trust in the support of their application for the planning approval for a site of 35a and 37a Washington Road, Goldthorpe, Barnsley, S63 9EF.
- The proposal seeks planning permission for the residential development of 12no. dwellings with amenity space and parking accessed.
- The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.
- It provides information of the proposals and explains the principles and concepts that have informed the design development to date
- The design proposals are shown within the drawings and supporting documents submitted with the statement. It should therefore be read with all of the supporting information.

2.0 Assessment of the site's immediate and wider context

- The proposal refers to two sites on Washington Road, 35a and 37a, approximately 0.7km to the south-east of Goldthorpe High Street and Centre and approximately 1.1km to the south of Goldthorpe train station. 35a is to be referred to as 'Site 1' and 37a as 'Site 2'. Site 1 is bounded by the Dearne Playhouse to the west, open landscaped space to the south and assorted residential dwellings to the north and east. Site 2 is also bounded by the Dearne Valley Playhouse, but to the east, a football and cricket pitch to the south and assorted residential dwellings to the north and west. It can be said that the two sites are mirrors of each other with the Dearne Valley Playhouse separating them.
- Both sites are rectangular, with Site 1 being slightly larger, and have similar topographies that slope down gently southwards. Each site consists of a vacant two storey dwelling with associated parking and overgrown gardens.
- The area is generally residential. As mentioned before the Dearne Valley Playhouse separates the two sites and there is a football pitch and cricket pitch to the south-west of both sites. Other uses further out from the site are education, commercial and further leisure. Allotments and open space are to be found to the south and east. The majority of the housing is detached or semi-detached and typically the houses are two storey and have large foot print with front and rear gardens and private driveways.
- The site is in a sustainable and accessible location. The nearest bus route is approximately 300m away providing access to 8 bus routes serving Rotherham, Barnsley and Doncaster. The sites are also located 800m from Goldthorpe High Street which provides a range of services and amenities as well as more high frequency bus routes. In addition to this Goldthorpe train station has hourly links to Rotherham, Meadowhall, Sheffield, Wakefield and Leeds and is within walking distance.
- Materials in the immediate vicinity are typically red brick and hipped roofs with grey tiles. The area has a distinct character and there are very few non-red brick built buildings in the area, the exception being the more modern additions of the GP Surgery to the south and Dearne ALC to the east which have brick and render facades.

Aerial View of the site



Other Views of the site



3.0 Evaluation of the context

- A pre-application public consultation was undertaken as part of the design process.
- Generally there is very little variation in the wider part of the area through building forms and materiality. Characteristically there are red brick fronted semi-detached houses in the immediate area.
- The sites are separated by the Dearne Valley Playhouse and this is a much larger building than any of the surrounding residential buildings in the area. There is a large amount of open space to the south of the two sites.

This development aims to address the following areas;-

- Respond to the scale and character of the surrounding context.
- Create an alternative and desirable environment for residents, occupants of surrounding buildings and the adjacent open areas.
- Create an attractive landscape setting for residents and visitors to the area.
- Retain the aesthetic of the existing dwellings in siting, scale, design and materials.
- The site is accessible to local amenities and is so by foot, cycle and public transport reducing the need for vehicular movement.
- Removal of a vacant site which only attracts decay and replaces it with an attractive residential scheme which respects its neighbours and other existing residents' privacy.

4.0 Design of the scheme

- The development of the 12 dwellings is in an area of the site with ample space and therefore there are no issues with overlooking to any of the existing properties due to the nature of the large front gardens that are proposed.
- The 12 new houses are situated as far from the road as the site will allow in order for off road parking and large front gardens. To the rear of each dwelling is a small yard space.
- All 12 of the houses are 3 storey townhouse style dwellings with a flat roof. Though there are no dwellings of this type in the surrounding area the design does not impose on the other residential properties in the immediate vicinity. This is due to the dwellings being set back from the road and by the fact that the

building height does not exceed those around it. The building materials have been chosen to will be appropriate to the context of the closest dwellings. Red brick and dark window frames will be used to give a modern design in keeping with the style typical in the neighbourhood.

- Pedestrian and vehicular access to the site is available via new private drives which serve each of the 12 dwellings, providing one parking space per dwelling. The surface spaces are sufficiently sized to be considered disabled spaces with level access to the Ground Floors of the units.
- The dwellings entrances are a located at the front in the open garden/driveway areas and are fully in view of the rest of the accommodation.
- The scale of the design proposals has also been chosen to be appropriate and a similar density as all the residential areas around it.
- There are two basic house types, however they only differ by layout which in necessary due to the layout of the site. All dwellings feature an open plan ground floor with a WC and 2 bedrooms and one bathroom set out across the first and second floors.

Mobility / Access

The development will comply fully with all requirements for mobility housing.

- The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided.
- Any transitions between hard and soft features will be less than 15mm in elevation.
- The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access.
- The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.
- Manifestation will be provided where necessary on glazed doors and full height glazed windows.
- Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building.
- All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip.
- All stepped access points to the building are designed to comply with Part 'M' of the Building Regulations Documents.
- The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

6.0 Sustainability Statement

- All efforts will be made to include sustainable and eco friendly features in the development to reduce energy usage and emissions as set out in the Barnsley policy documents.
- All construction materials and products will be locally or sustainably sourced to further reduce the carbon footprint of this development, an example could be using smaller baths and spray taps to reduce water consumption whilst installing highly efficient boilers in the apartments to reduce energy consumption.
- The building will have high performance double glazed windows which should ensure a good level of natural light whilst preventing high levels of heat loss.
- Whilst the area is currently vacant the provision of a residential scheme will help towards a more balanced community which is a desirable goal of any sustainable development.
- We aim to support city development by keeping the site as sustainable as possible. Reducing the reliance on vehicles and associated transport-related pollution and carbon emissions, through encouraging efficient, effective movement by a wide range of transport modes is a crucial aim of sustainable development.
- This site is ideally located close to the local centre. The development has very good links to employment centres in the surrounding areas and to the many excellent public transport links that are located in the immediate vicinity and all the services and facilities in the urban core.
- In addition a secure cycle store and a bin recycle store is also located within the development.
- The development will encourage pedestrian and cycle movement around the area.
- The development will also increase the local residential population and is likely to increase demand for services and facilities. Reinforcing and supporting neighborhoods and communities is a fundamental element of sustainability, promoting social cohesion and providing local facilities and services.
- The building could have Photo Voltaic panels which will generate a significant amount of electricity to run the building and contribute to the National Grid.
- The above items should ensure that the energy consumption of the buildings will be met by a minimum of 10% renewable sources.

7.0 Concluding Statement

This design and access statement has been written in support of a planning application for 12no. new dwellings to two sites on Washington Road, Goldthorpe. The statement demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.
- Pre application discussions have been held with the planning and urban design officers and the responses have been incorporated in the scheme.

The design presents a balanced traditional composition that implements the use of robust materials that will stand the test of time.

The sites are, at present, vacant and not utilised within a sustainable location close to transport modes and the city centre. There lies a great opportunity for development that will lift the local character and make a positive contribution back to the location for the lives of those who will experience the building and the city as a whole.

In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.

3D Model views of the Proposed Site Massing



