

DESIGN & ACCESS STATEMENT

Havelock Street, Darfield

on behalf of Sevenhills Estates Ltd



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Purpose of the statement

This statement and site layout has been prepared by Barraton Design Studio Ltd on behalf of Sevenhills Estates Ltd.

This statement has been prepared in accordance with the Department of Communities and Local Government's (DCLG) Circular 01/2006 which requires such an application to be accompanied by a Design and Access Statement. In preparing this statement, reference has also been made to the Commission for Architecture and Built Environment (CABE) guidance on 'Design and Access Statements': How to write, read and use them (CABE, 2006).

The purpose of this statement is to explain; "the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with (Para.80, DCLG Circular 01/2006).

The document achieves this within the following sections

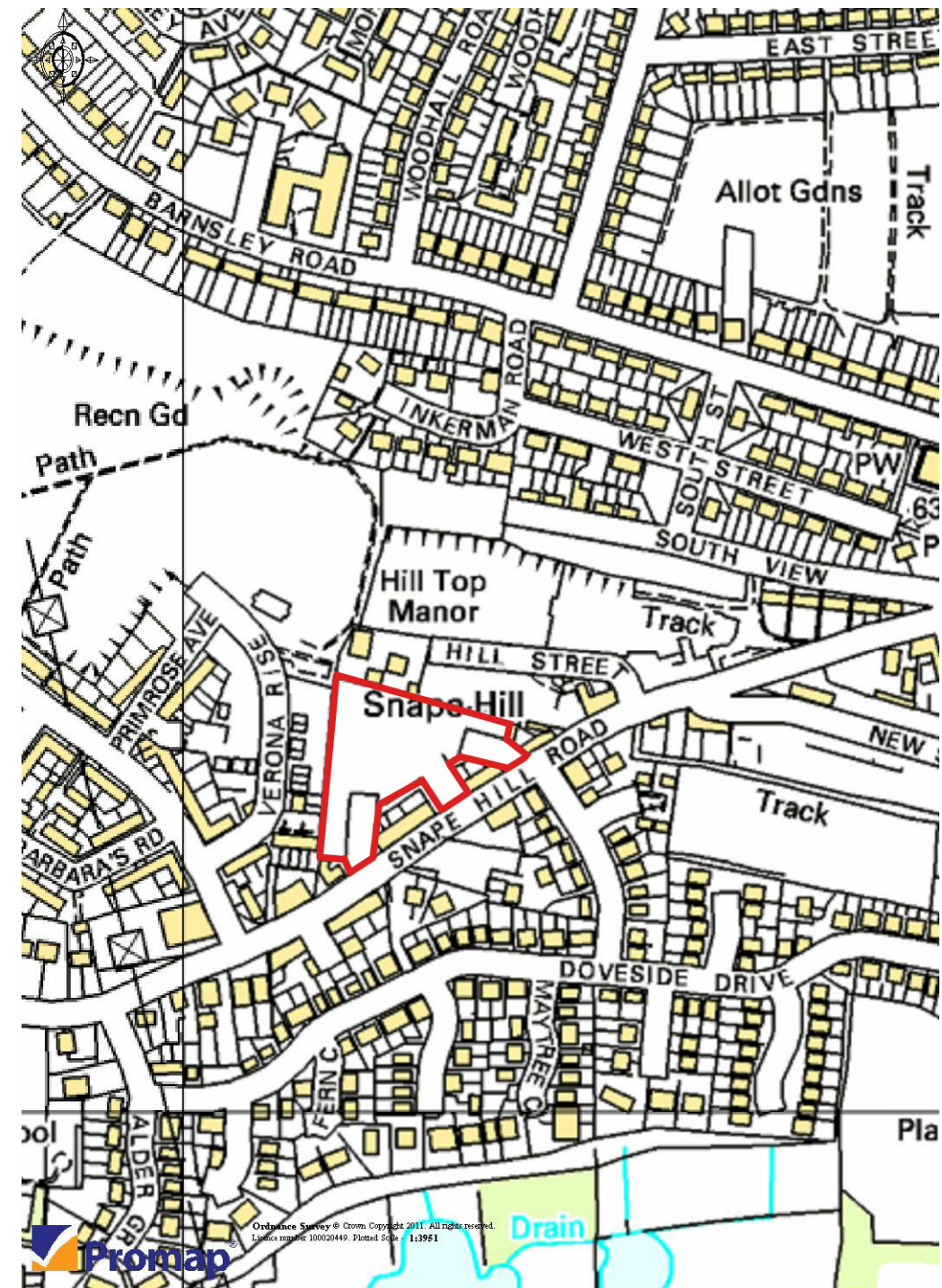
Section 1 Introduction	-	outlines the purpose of the document
Section 2 Assessment	-	considers the site and its surrounding in terms of the physical, social, economic and planning context
Section 3 Involvement	-	outlines the stakeholder participation and consultation undertaken as well as its key findings;
Section 4 Evaluation	-	identifies the site's constraints and opportunities for the site
Design	-	How the scheme has been designed guided by information collected.

This statement should be read in conjunction with the detailed outline planning application and its accompanying documents.





Darfield is a village within the Metropolitan Borough of Barnsley approximately 5 miles east of the town centre with a population of approximately 4000, within easy reach of Doncaster, Sheffield, Wakefield and Leeds.



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This site is located off Snape Hill Road, with existing road access points to the south east and southwest of the site.

The site has a frontage onto Snape Hill Road between No's 98 and 102.

The site is an irregular shape with significant level differences between Snape Hill Road and the rear boundaries of the site in particularly the northern boundary of approximately 6 meters.

The site is presently laid to rough grassland devoid of any landscape features.

Beyond the northern boundary of the site are recently built two and half storey dwellings, built in stone with grey slate roofs.

The western boundary of the site backs onto a recently completed development by Keep Moat Homes, these are traditional two storey dwellings constructed in artificial stone with brick detailing and red concrete tiled roofs, white painted casement windows, soffits and fascia.

The existing dwellings along Snape Hill Road are traditional terraced properties in red brick with grey slate roofs, stone heads and cills. Over the years the window fenestration has changed from the originally design which would have been sliding sash casement

The front gardens are enclosed by brick walls.

The main prevailing feature of the properties surrounding the site is the interest created by the step arrangement of the dwellings that take account of the level differences.

The existing public house opposite to the site has creamed painted brick work.
116 Snape Hill Road has been extended and finished in white render.

The older buildings have significant chimney features.

Beyond the site there are a mixture of brick and rendered detached and semi detached properties with white upvc windows soffits and fascias and contrasting brick detailing.

The new developments have open plan front gardens with stepped arrangements to the front entrances.

• Refer to Appendix A,B,C



APENDIX A

PHOTOS OF SITE & SURROUNDING AREA



HOUSES VIEWED SOUTH FROM VERONA
RISE NEW BUILD



HOUSES AT HILL TOP MOOR TO
NORTHERN BOUNDARY



HOUSES OFF BARRARAS ROAD



HOUSES OFF BARBARAS ROAD



HOUSES AT HILL TOP MOOR VIEWED
LOOKING NORTH FROM HAVELOCK
STREET WEST.



116 HAVELOCK STREET



SITE ENTRANCE HAVEKLOCK STREET
WEST VIEWED ONTO SNAPE HILL



HOUSES OFF VERONA RISE ADJACENT
WESTERN SITE BOUNDARY.



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APPENDIX B

PHOTOS OF SITE & SURROUNDING AREA



VIEW OF SITE LOOKING NORTH FROM
HAVELOCK STREET WEST



REAR OF 89 SNAPE HILL ROAD



ENTRANCE TO HAVELOCK STREET EAST



REAR OF 114 SNAPE HILL ROAD



112 – 114 SNAPE HILL ROAD



EXISTING HOUSES LOOKING WEST DOWN
SNAPE HILL



NEW HOUSE OPPOSITE SITE HOLLY
GROVE



HOUSES OFF VERONA RISE
ADJACENT WESTERN SITE
BOUNDARY VIEWED FROM
HAVELOCK STREET



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APPENDIX C

PHOTOS OF SITE & SURROUNDING AREA



EXISTING HOUSES ADJACENT SITE



ENTRANCE TO HAVELOCK STREET EAST



SITE FRONTAGE TO SNAPEHILL ROAD



VIEWS ALONG SNAPEHILL ROAD
LOOKING EAST



SNAPEHILL ROAD FRONTAGE



VIEW TO PUBLIC HOUSE OFF SNAPE
ROAD



VIEW TO REAR OF 92 TO 98 SNAPE ROAD



REAR VIEW OF PROPERTIES
BACKING ONTO SITE



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The site is open to rough grass land; the development of the site will integrate with the properties along Snape Hill Road and will improve their rear access by linking into the new street pattern as the present rear access routes are not clearly defined.

The site is best suited for residential development.

The site will create jobs during the construction period, but will also bring new residents to the area that will help the local economy for the future.

There will be an element of affordable housing that is a requirement of the planning authority.

• **Refer to appendix D**





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The site has been subject to extensive meetings with the local Authority prior to submitting the outline application.

Meetings were held with planning and highways prior to submitting a presentation to the Barnsley Urban Renaissance Design Advisory Panel on the 13 September 2011.

A community consultation has also been arranged via a community web site.

The consultation comments have been incorporated within the design.



Having evaluated the sites context, local community involvement and planning consultations the following opportunities and constraints have been identified.

Opportunities:

- to create new development of affordable houses with a mix of accommodation.
- Improve the street scene along Snape Hill Road by infill housing
- Houses to be built to sustainable standards
- Provision of an element of affordable housing

Constraints:

- The levels within the site have to be carefully considered.
- Avoid overlooking and shadowing of the existing properties surrounding the site, in particular the rear of No's 92 – 118 Snape Hill Road



Design:**Use:**

Residential development is considered the best use for the site as it will integrate well with its surroundings due to the area being predominantly residential, apart from the odd shop and take away along Snape Hill Road.

The design will allow for inclusive access to local facilities and accessible for visitors.

Amount

The proposal is for a two storey development of two and three bedroom terraced and semi detached dwellings as per the schedule

3 Bedroom Semi -Detached	3
3 Bedroom Terraced	3
3 Bedroom Semi-Terraced	11
2 Bedroom Semi -Detached	1
2 Bedroom Semi-Terraced	10
2 Bedroom Apartment	4
Total	32

The size of each dwelling has been design to comply with Barnsley Metropolitan Borough Council's guide on minimum floor and garden spaces.

A split level design has been introduced along the northern boundary to accommodate the level difference, incorporating a three storey frontage with two storeys to the rear.

Terrace properties will again be stepped to take account to the level changes.



Scale

The size of each dwelling has been design to comply with Barnsley Metropolitan Borough Council's guide on minimum floor and garden spaces.

A split level design has been introduced along the northern boundary to accommodate the level difference, incorporating a three storey frontage with two storeys to the rear.

Terrace properties will again be stepped to take account to the level changes.

Appearance:

Having considered the local character the appearance of the new dwellings will be of red brick construction with contrasting stone heads, cills and corbel detailing.

A timber and tile feature canopy over entrance doors.

White upvc cottage style windows

Black rainwater goods.

Grey or similar concrete roof tile

The appearance of each property will vary, in particular the roof scape due to the level differences.

• **Refer to appendix E**





section along plots 1 - 13



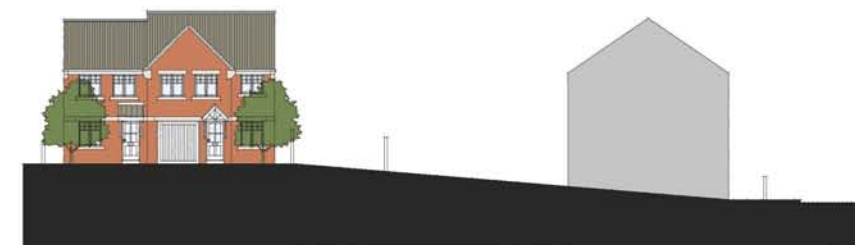
section along plots 11 - 21



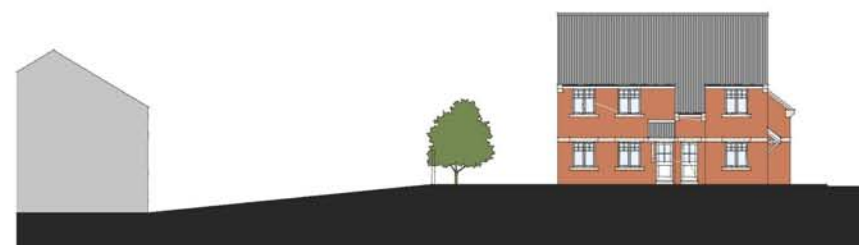
section along plots 22 - 25



street scene / section along snape hill road indicating infill plots



section along plots 31 & 32 and adjacent existing properties along snape hill road



section along plots 3 - 6 and adjacent existing properties along verona rise



The layout has been designed through consultation with the Local Authority and the Design Panel. The houses are to be accessed via a loop road system using the existing accesses from Snape Hill Road.

The new properties fronting Snape Hill Road are to be accessed via a rear access.

It is intended to provide a small area of open space centrally within the site to create a village green effect.

Properties will overlook and side onto this informal green area.

Plots 11 - 21 are split level design to accommodate the level difference.

Plots 22- 25 have a stepped arrangement due to the orientation of the northern boundary

Frontage parking and small parking courts have been orientated to enable overlooking to aid crime prevention.

- Refer to appendix F,G



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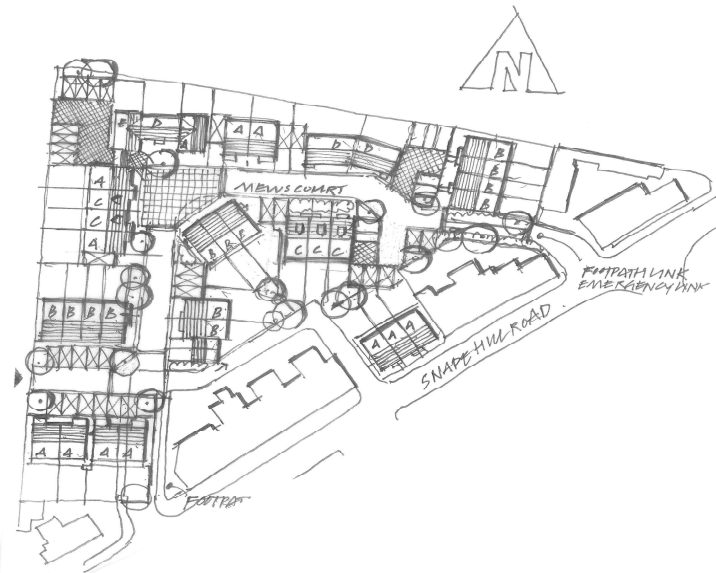


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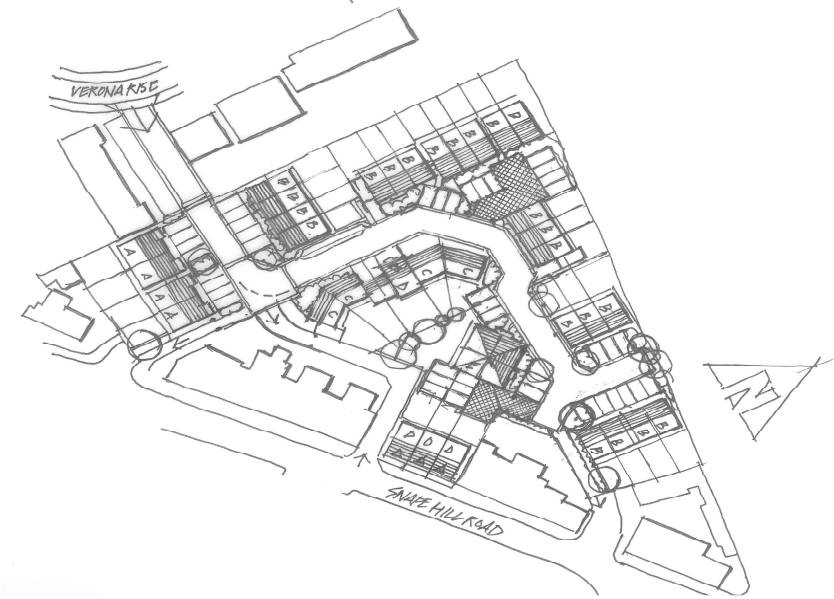
- | | |
|---|---|
| 2 STOREY HOUSING | MAINTAIN ACCESS TO EXISTING REAR PARKING SERVICE ROAD |
| SPLIT LEVEL HOUSING TO WORK WITH LEVELS | ADOPTED HIGHWAY |
| NEW STREET PATTERN | INDICATES FRONT GARDEN ORIENTATION AND HOSE FRONTAGES |
| PRIVATE PARKING COURTS OVERLOOKED | PROPOSED PUBLIC OPEN SPACE |
| EXTG ACCESSES TO BE RETAINED | |



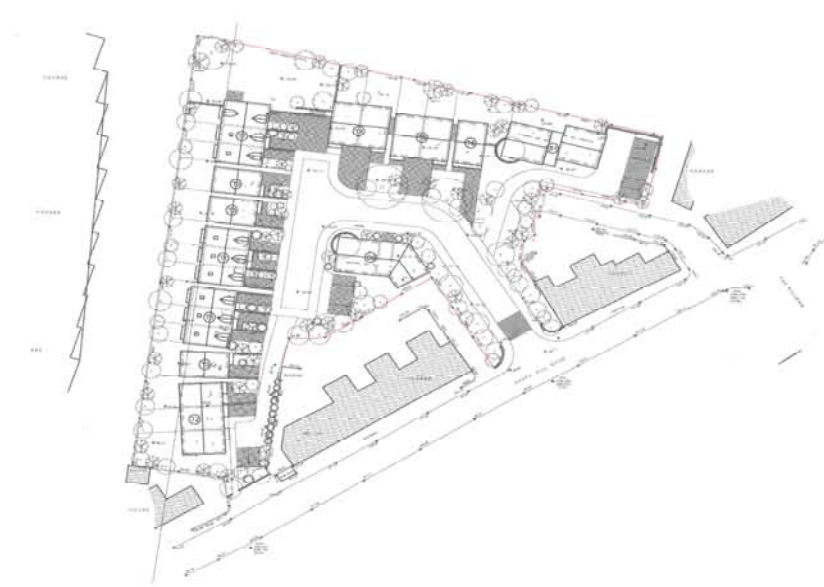
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SKETCH SCHEME 1



SKETCH SCHEME 2



PREVIOUSLY CONSIDERED DESIGN BY OTHERS



SCHEME PRESENTED
TO DESIGN PANEL

APPENDIX H

ILLUSTRATIVE SITE PLAN



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Various meetings have taken place with the Highway Department, and the road pattern has been accepted by the utilisation of a looped system incorporating the existing accesses.

Parking has been provided at 2 spaces for 3 Bedroom dwellings and minimum of 1 space for two bed properties. In total there are 49 spaces for 32 dwellings

Although the site is constrained by levels the design will provide for disabled approached access as per Part M of the Building Regulations.

The development will provide good access for emergency vehicles because of the road pattern.

The site provides for easy access to Snape Hill Road and beyond.

Traffic speeds will be kept low due to the horizontal alignment of the road.

Each dwelling has access to the rear and provide for bin collection and storage. The internal street pattern will allow for car and pedestrian shared use.



Reducing Energy

The specification of the house types will include insulation and construction techniques that will satisfy current building regulations and therefore will be efficient in energy terms.

Each property has a garden to promote the natural drying of clothing reducing the need for mechanical dryers.

Water Conservation and Re-Use

Water meters will be installed to each property and the applicant may consider fitting flow restrictors to showers, taps and dual flush toilets. In addition the use of water butts where applicable will provide a separate source of water for the proposed garden.

All of the above will reduce the water used by the development.

Sustainable Drainage:

The applicant has advised that percolation test have not been conducted to date, however, soak ways may be feasible if this is the case they will reduce the surface water runoff from the development.

Material use:

A proportion of the basic timber elements and timber finishes will be from manufacturers who source their timber from responsible managed forests.

Waste Recycling:

The proposed development comprises of a mix of properties and therefore adequate storage space will be available for the standard and recycling bins, which will be provided by the Council.



The site is devoid of any landscape features

The introduction of a small informal open space area will be the main landscape feature for the site and there will also be a requirement for off site contribution.

As part of the development a new comprehensive scheme of tree and shrub planting will be designed for the site.

1.8 m walls will be utilised to screen open boundaries and rear of existing properties.

Rear Gardens will be laid to lawn.

Post and rail fencing will sub divided the plots.

The parking courts will be constructed in tegular or similar block paving in contrasting colours with the new sections of adoptable road to be constructed and finished to adoptable standards.



Environment and Community

The proposed development by nature of its location is within easy reach of the town centre of Barnsley and will provide excellent access to all community facilities by way of good pedestrian and local transport.

Stagecoach Yorkshire operates bus services every 15 minutes to Barnsley during the daytime as well as 2 buses per hour to Wombwell. Darfield is also served by the express bus service X19 which operates direct to Doncaster and Robin Hood Airport.

Both Wombwell and Goldthorpe railway stations are within easy reach of Darfield where connections can be made to Sheffield, Meadow hall, Wakefield and Leeds.

The development site will be constructed to conform to code for sustainable homes and consider alternative energy sources and sustainable water management.

Character

The proposed design takes into consideration the existing character and topographical features to ensure that the building design will integrate with the existing local character.

The properties have been designed specifically for the development to integrate with the local character.

Street Parking and Pedestrians

The proposed scheme has taken into account the existing streets and surroundings the development will improve the permeability of the existing routes. All open spaces and pedestrian links have been designed so that they will be overlooked for security and safety.

By keeping the road as informal as possible the building will take priority over the streets and car parking.

We consider the parking to be well integrated by nature of mixture of parking arrangements.

Design and Construction

The public open space is considered to be well designed and will have suitable management arrangement in place for its future maintenance.

The house types will reflect the local vernacular and not be over dominant to the area.



The statement provides illustrative principles for the proposed development site for a mixed use development scheme.

The statement has evolved through consultation with Barnsley Metropolitan Borough Council.

The illustrative 'Site Plan' demonstrates that the proposed development will integrate with the existing and proposed uses within Darfield.

The proposal will respond to the strengths and weakness within the area, promote and encourage employment, safer places to live, a good mix of housing to facilitate and safe guard the community for the future.

