

**Former Church site,
Houghton Road, Thurnscoe**

3SC10
Design and Access Statement
August 2015



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Appendix 1 Application Drawings



1.0 Introduction

This design and access statement is to accompany the full planning application for the development of the former Church site on Houghton Road in the village of Thurnscoe between the towns of Barnsley and Rotherham.

This document provides additional information and statements relating to the site and its surroundings, pedestrian and vehicular access, integration and permeability, site layout and the relationship of the dwellings. This development is to provide new bungalow accommodation to house adults with severe learning disabilities and / or physical or mental disabilities within a sheltered and safe environment. The development forms part of a small chain of similar accommodation facilities, including the adjacent Care Home facility between the site and Asda food store. The accommodation will provide a degree of independent and care assisted living for the residents.

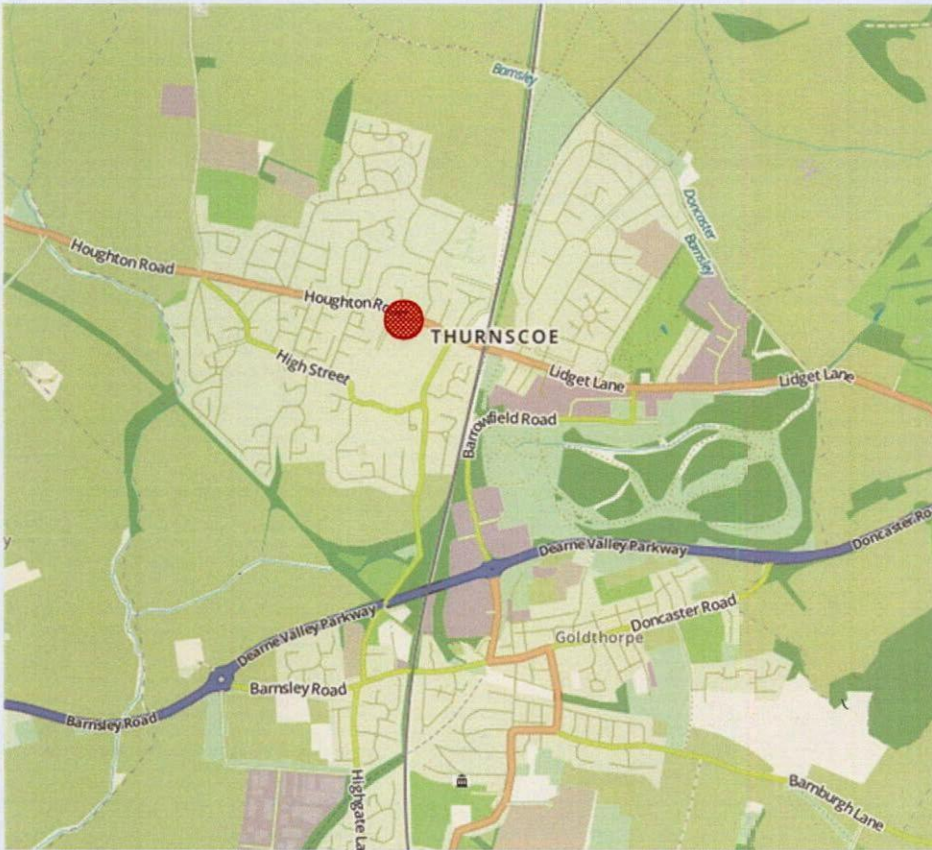
2.0 Location Plans

2.1 Location

The site is located within an established, mixed area of both residential and small scale retail and convenience stores on the primary road through the village of Thurnscoe which is located to the east of Barnsley. The site is accessed from Houghton Road (B6411) in the western half of Thurnscoe, the primary road through the village which links Barnsley to Rotherham and the A1 (M). Currently there is no access road into the former Church site, although an existing access point is clear. The site is bordered to the East by a local sports recreational ground, to the South by residential properties accessed from Welfare Road to the West by Ivy Lodge Care Home and pharmacy accessed from Welfare Road, and to the North by Houghton Road. Directly opposite the site on Houghton Road is the Rainbow Centre and Café, a small car park as well as a Community Centre. Houghton Road provides a key route of access to both Barnsley, Rotherham, Dearne Valley Parkway route, Doncaster and the A1(M).

The former Church has been fully demolished prior to its sale, the site now is un-kept and consists of shrubs and hard standing from its previous use. There is no evidence of any religious features within the grounds or to the existing walls to the site boundary.

The location plan on the adjacent page, shows the site set off Houghton Road, the adjacent Care Home, local sports recreational ground and adjacent residential area.



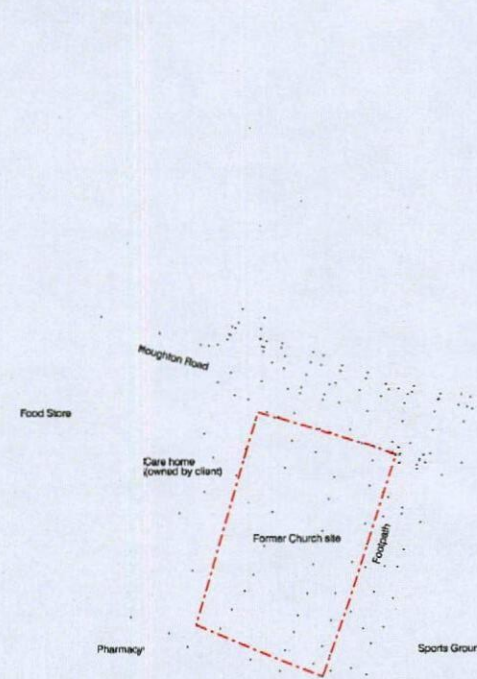
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Red marker indicates location of the site in relation to the wider context of Thurnscoe.



Image: Google © 2015 Infoterra Ltd & Bluesky



2.2 Location Plan and Red Line Boundary (NTS)



--- Denotes site boundary

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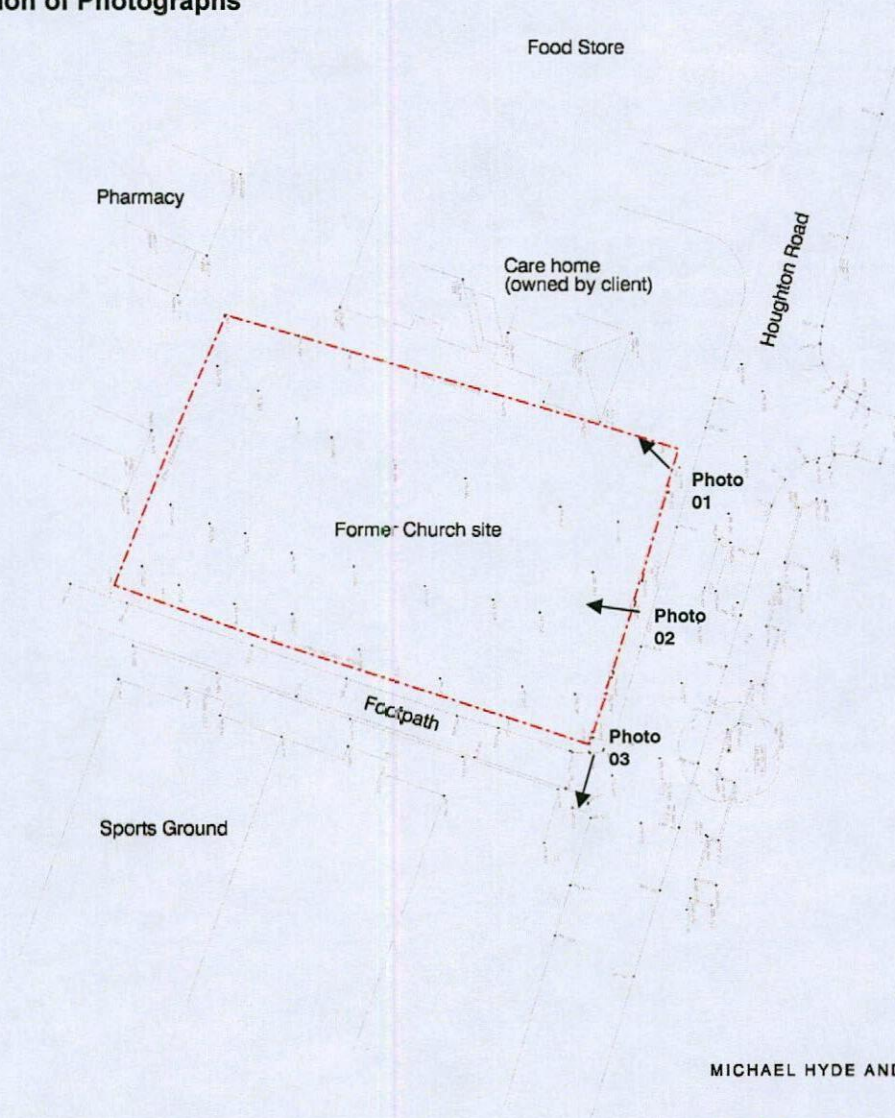


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REV	DATE	DESCRIPTION	DRAWN	CHKD
PROJECT TITLE				
FORMER CHURCH SITE, HOUGHTON ROAD THURNSCOE				
DRAWING TITLE				
LOCATION PLAN (0.42 Acres / 0.17 Hectares)				
DRAWING / CHECKED		DATE	SCALE	
AD / AD		AUG 2015	1:1250 A4	
JOB NO		DRAWING	REVISIONS	
3SC10		P001		



2.4 Location Plan—Position of Photographs



--- Denotes site boundary

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REV	DATE	DESCRIPTION	DRN	CHD
PROJECT TITLE				
FORMER CHURCH SITE, HOUGHTON ROAD THURNSCOE				
DRAWING TITLE				
EXISTING SITE PLAN				
DRAWN / CHECKED		DATE	SCALE	
AD / AD		AUG 2015	1:500 A3	
JOB No		DRAWING	REVISIONS	
3SC10		P100	-	



2.4 Site Photographs



Photo 01: View towards the South West of the site, with the adjacent Care Home in view.



Photo 02 View towards the residential area to the South of the site, showing the current overgrown shrub and hard standing condition of the site.



Photo 03: View towards the East of the site, with the adjacent Sports recreational ground in view.



3.0 Links

3.1 Transport

Pedestrian

There are a number of shops locally on Houghton Road and the adjacent Welfare Road Asda food store convenience. In addition there are a number of ranging local convenience stores along Houghton Road less than 0.5 miles to the west of the site.

By Bus

The site is well served by several bus routes, with stops located 100m to the west of the site on Houghton Road. These stops are served by the following bus services:

No.	Route	Provider
216	Wombwell—Grimethorpe	Stagecoach
219A	Barnsley—Doncaster	Stagecoach
449	Thurnscoe—Wombwell	MASS Brightbus
647/668	Thurnscoe—Wath upon Dearne	Ladyline Coaches
665	Wath upon Dearne—Thurnscoe	MASS Brightbus

By Road

Houghton Road connects to Rotherham Road linking with the major Park Spring Road, and A635 linking to the Dearne Valley Parkway which connects to Barnsley, Rotherham and Doncaster and also to the M1.

By Rail

Thurnscoe railway station is served by a Leeds-Sheffield line operated by Northern Rail with regular departures throughout the day. The line is a local

line making numerous stops at local towns, including Wakefield Westgate, Rotherham Central and Meadowhall Sheffield. In addition, Barnsley Interchange in the town centre is well supported by local rail networks as well as providing rail access to neighbouring cities such as Sheffield, Leeds and significant town of Wakefield.

By Air

Robin Hood Airport, Doncaster is the nearest airport, approximately 16 miles and 40 minutes drive away. Leeds Bradford International is approximately 48 miles and 1 hour 10 min drive away also.

3.2 Education

Given the site is to be developed for adults with specialist learning disability needs or physical and / or mental disabilities the education services for the development are not required. The support to these adults will be provided through the existing care system and network sourced and employed by the Care Home provider.

Thurnscoe does provide a children's centre, local foundation, infant, primary school system within close walking distance of the site. Barnsley college provides courses and facilities which may be accessible to some residents.

3.3 Leisure and Recreation

An adjacent Sports recreational ground and local park / playground are accessible to the east of the site. There is also access to a range of evening activities at the local schools and community centre.

3.0 Links

3.4 Shops and Services

The site is well provided with local amenities and shops. Asda Thurnscoe is immediately to the west of the site, as is a local pharmacy which offers NHS prescription services. Further west along Houghton Road, approximately 200m walk, is a small high street with featuring a variety of shops/amenities serving different needs, including a Post Office. To the east of the site are Thurnscoe Library & Lifelong Learning Centre (200m walk), and Thurnscoe Railway Station (350m walk).

3.5 Employment

There are many local services as well as an industrial estate towards the edge of Thurnscoe providing local employment opportunities. However, it is understood the majority of residents to the proposed development will not be able to or be well to seek employment. The development will provide employment for carers, assistant carers, cleaners and support staff.



4.0 Planning Statement

4.1 National

Reference has been made to guidance and policy below under the National Planning Policy Framework (NPPF) that are considered of relevance or connection to the proposed amendments to the development:

Delivering Sustainable Development

6. *Delivering a wide choice of high quality homes*
7. *Requiring good design*
8. *Promoting healthy communities*

4.2 Local

The proposal is of consideration to a number of the Barnsley Core Strategic policies. Whilst the proposal and site is of consideration of a number of the policies, the key areas of relevance are set out below:

- CSP2 Sustainable development
- CSP8 The location of growth
- CSP9 The number of new homes to be built
- CSP10 The distribution of new homes
- CSP13 The release of allocated housing land
- CSP14 Housing mix and efficient use of land
- CSP17 Housing regeneration areas
- CSP26 New development and highway design

In addition, the proposal addresses a number of targets set out within the strategic objectives forming part of the Core Strategy. A summary of those addressed are set out below:

Objective 1:

- Ensuring new development is in places where it will be accessible and inclusive;
- Promoting the role of settlements by making sure development is placed within them and makes them attractive, safe and distinctive with convenient access to good quality local services.

Objective 3:

- Making sure development takes place in settlements and helping to create places where people want to live with convenient access to good quality local services (including shops, education, health, open space, leisure, culture and the countryside) in order to engender community pride and spirit.

Objective 4:

- Delivering planned growth and providing guidance on where future growth should occur;
- Making the best use of existing and proposed infrastructure.

Objective 6:

- Embracing the principles of sustainable design including measures to prepare for, adapt to and reduce impact on climate change and mitigate flood risk;
- Development that contributes to and enhances local distinctiveness and is built in appropriate materials;
- Requiring developments to achieve nationally recognised design and sustainability standards;

Objective 7:

- Building as much housing as possible on previously developed land and ensuring land is used efficiently;

- To create residential environments where people are proud to live and a sense of community spirit can be created.

South Yorkshire Residential Design Guide

The proposal design fully considers the design guidelines South Yorkshire Residential Design Guide. Namely, the design of the scheme sets to acknowledge the guidelines outlined under:

- Assessment, inclusion and appraisal: Through the formation of including homes designed to accommodate the differing range and needs of users.
- Neighbourhoods: The development is well serviced locally by a range of services and amenities as well as providing a strong local community. The considerations for the development in regard to density ensure the dwellings are suitably spaced and provide a pleasing environment as part of the overall development to the site.
The aesthetic of the design reflects the local character through materiality.
The site is well serviced by local transport links and connected to centres of Barnsley, Doncaster and Rotherham, as well as larger further afield cities such as Sheffield.
- Plots, blocks and buildings: A simple repeated mix of the bungalow dwelling type has been included in the proposed design to ensure familiarity to the prospective occupants. Whilst it is appreciated this will not be aesthetically overly appealing, a conscious effort has been made to incorporate areas of landscaping to the front of the dwellings to form a neighbourhood and welcoming approach. The size of units provides

practical and manageable scale of facility whilst providing staff accommodation set within the eaves of each of the units.

Local Plan

The Barnsley Local Development Framework / Local Plan is currently undergoing assessment and it is understood to be launched for comment / assessment late Autumn 2014. However, based on current information, the site is understood to be acknowledged as a Brownfield site within the residential area of Thurnscoe.

4.3 Site Details

The site is currently a derelict Brownfield site of a former Church which was demolished prior to sale of the land. The site is adjacent to the existing Ivy Lodge Care Home whom the clients own among a small chain of Care Homes in the local area providing care and respite for young adults with severe learning difficulties or physical and / or mental disabilities. The site is also adjacent to a residential area and local Sports recreational ground. The site has been vacant for some time prior to and following the sale.

The site is largely flat in nature and accessible from Houghton Road to the North of the site. The local built environment is varied in style and diversity mix of uses, but a predominance is of red brick for both retail and residential dwellings.

4.4 Considerations

The site is located adjacent to a successful existing Care Home facility for similar young adults and successfully welcomed into the community of

Thurnscoe. The addition of three bungalows to the area providing care and respite to nine further occupants would enable the two facilities to accommodate and utilise staff expertise and provide staff local accommodation for vulnerable people into a community environment.

4.5 Conclusion

The proposed set of three 3 bedroom bungalows with a 1 bedroom staff facility within the eaves is felt to be suited to the site and provide required accommodation to vulnerable adults. The design of this development reflects the local style and is sympathetic in its appearance to reflect residential dwellings. The inclusion of a workshop facility will enable the residents to develop skills and interests that appeal and can be taught within the location of their residence grounds. This development provides a community facility and harvests the success of the adjacent Ivy Lodge facility by the client.

6.0 Proposals

6.1 Use

It is proposed that all three properties on the site will be for assisted residential care and respite occupation. These will be privately owned by a company and managed as part of an existing care home business. All the proposed dwellings have small private gardens to the rear and a buffer area to the front. Then access road from Houghton Road will provide access into the site, and it is known the residents occupying the bungalows will not be requiring car parking. Staff will park as needed at the adjacent Ivy Lodge Care Home facility and therefore parking on the site will be for occasional collection of residents or visitor parking only. There will be a small amount of landscaped space providing a buffer between the site boundary and the edge of the public footpath pavement adjacent to Houghton Road.

6.2 Amount

It is intended that there will be 3 dwellings on the site, consisting of one plan type. The plan type will be a 3 bedroom fully accessible bungalow providing en-suite shower room facilities to each bedroom, a communal kitchen and dining facility, communal lounge, laundry facility and in addition staff accommodation set within the eaves of each bungalow. This will provide overnight carer and staff accommodation.

6.3 Layout

The layout for the bungalows was largely dictated by practical accessibility and formation requirements as well as noting the overlooking from adjacent sites into the site itself. The layout therefore offers practical accommodation

ensuring the accommodation is set out in a coherent form for the prospective occupants. Use of the former access point from Houghton Road was noted and considered as the entrance point from the main road into the site as well as enabling the existing brick boundary wall to be retained as part of the design.

6.4 Scale

The proposed dwellings are all single storey with the addition of the staff accommodation into the eaves of each property. The adjacent residential site is 2.5 storeys and the adjacent Care Home 2 storey. However, 1.5 storeys was felt most appropriate for the requirements of the site and proposed use.

6.5 Landscaping

The proposed landscaping plan shows the mixture of hard surfaces to be accommodated, including tarmac access road / shared surface area, tarmac pavements and pedestrian access / flagged areas to private rear gardens. Footpaths and car parking bays will receive appropriate demarcation and changes in colour.

Areas of soft landscaping will be planted with a mixture of shrubbery to create a soft buffer between properties and access. Private gardens are to have a patio area of flags adjacent to the rear of properties and the remaining garden will be laid with grass.

Boundary treatments have been given consideration to continue the theme noted in the surrounding developments and existing treatments remaining to the former Church site to ensure a continuity.

6.6 Appearance

The proposed development picks up on adjacent site presenting red and pale brick finishes, blended with some more modern elements to create a simple architectural language that will appeal to the proposed occupants and use, as well as enhance the local environment.

The elevation drawings for the bungalow house type notes the proposed materiality use of facing brick tone, stone cills, dark grey concrete interlocking roof tiles, white UPVC windows, doors and garage doors. Please refer to the elevation proposal drawing for more information.

6.7 Sustainability

It is intended that this proposal will meet current building regulations which will therefore achieve the current requirements for the Code for Sustainable Homes Level 4. This is to be achieved through careful selection and detailing of the materials and construction of the building.

7.0 Consultation

No consultation has been undertaken locally regarding the proposed development or nature of the development. We understand there is a requirement for care / respite accommodation for young adults with severe learning difficulties or physical and / or mental disabilities and confident the design of the bungalow units provide a successful location for long term sustainable use and occupation of the units. We are happy to provide consultation opportunities for the scheme to the local community as required.

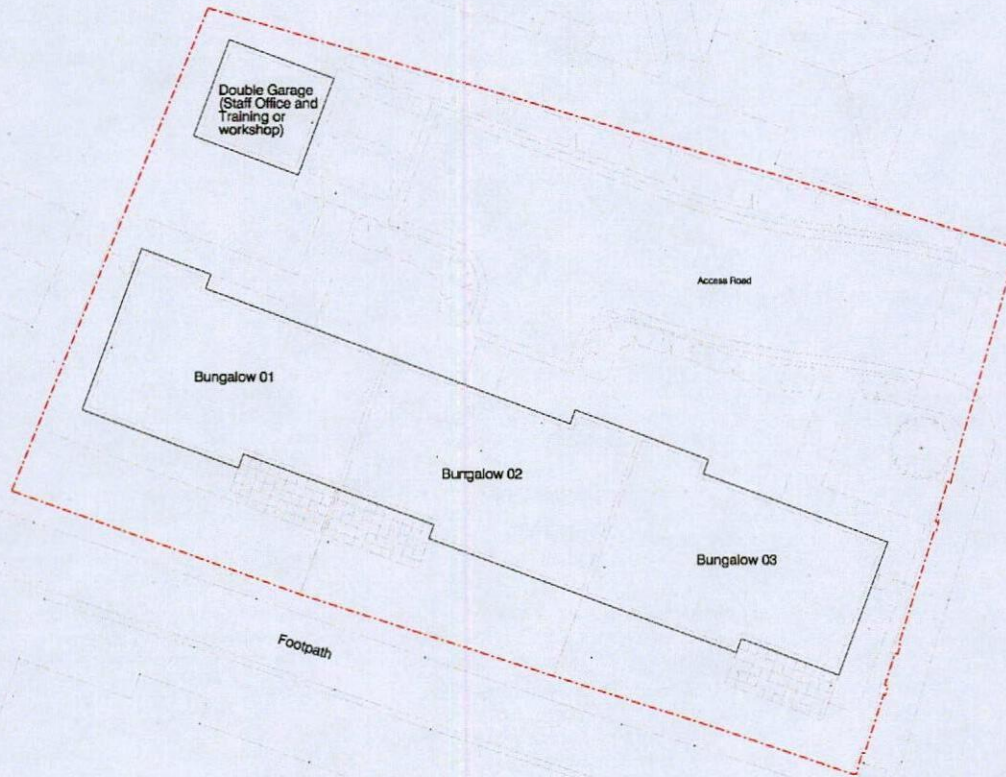
Appendix A

Selected Application Drawings

Proposed site plan

Proposed house type plans

Proposed house type elevations



--- Denotes site boundary

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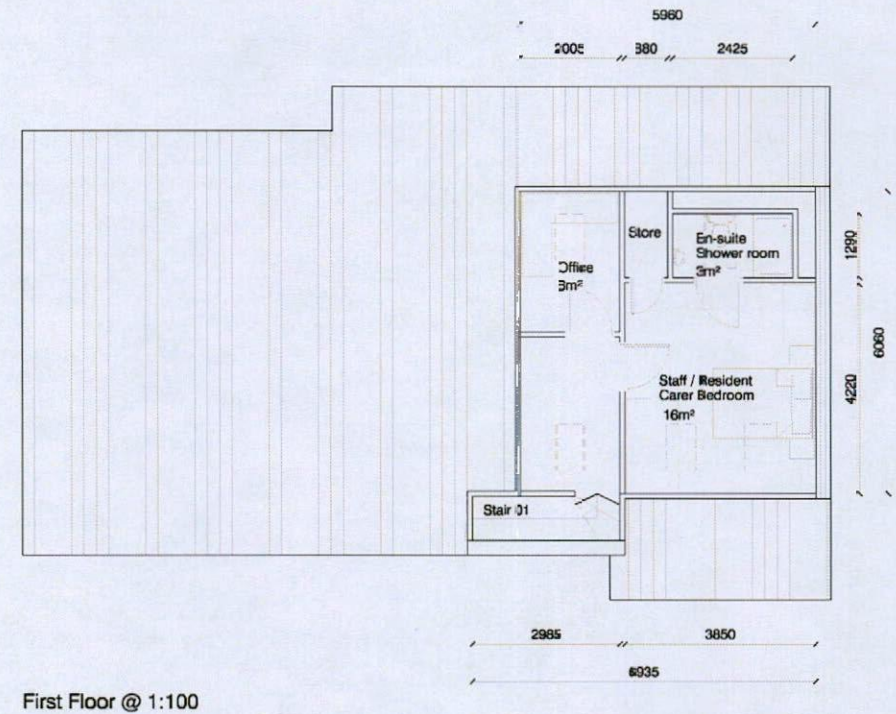
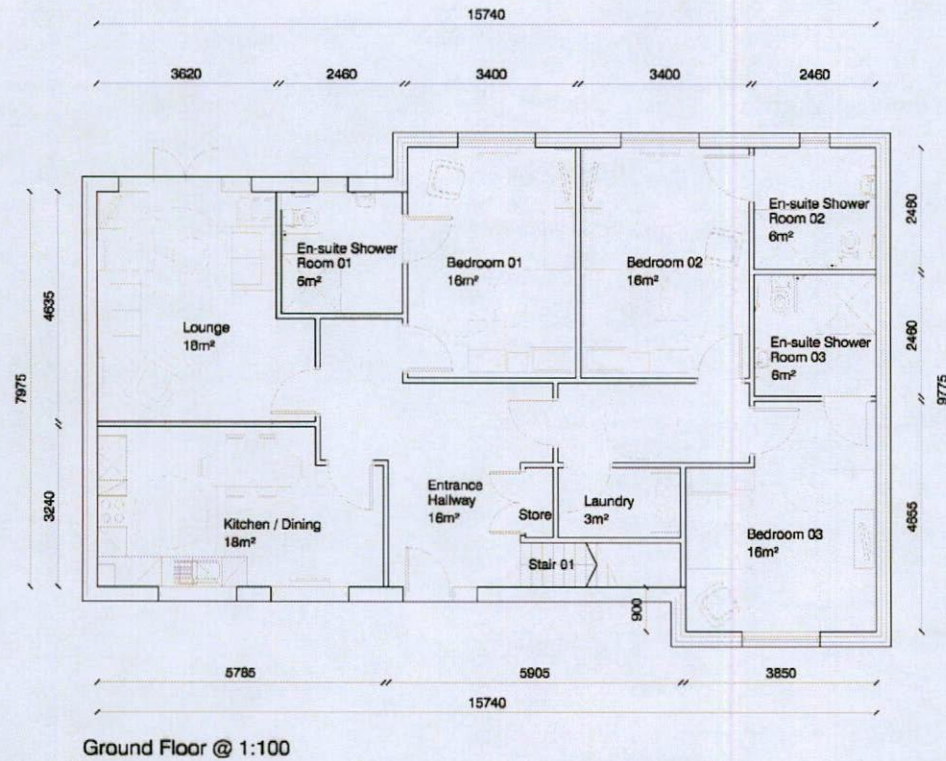


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REV	DATE	DESCRIPTION	BY	CHK
PROJECT FILE				
FORMER CHURCH SITE, HOUGHTON ROAD THURNSCOE				
DRAWING FILE				
PROPOSED SITE PLAN				
DRAWN/CHKD	BY	DATE	SCALE	
AD/AD		AUG 2015	1:200 @ A2	
3SC10	P101			

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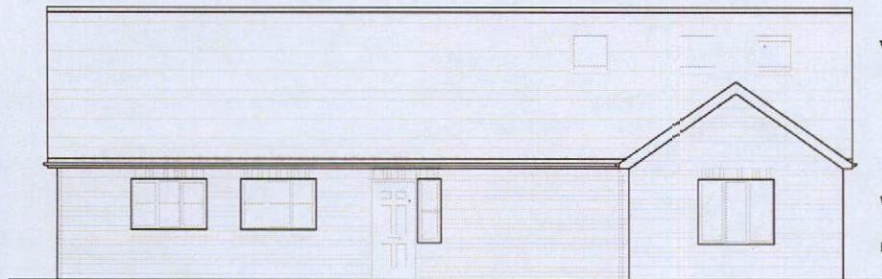
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REV	DATE	DESCRIPTION	DRAWN	CHECKED
PROJECT TITLE				
FORMER CHURCH SITE, HOUGHTON ROAD THURNSCOE				
DRAWING TITLE				
PROPOSED PLAN TYPE A: 3 BEDROOM BUNGALOW WITH CARE ASSISTANT ACC. TO FIRST FLOOR 176m²				
DRAWN / CHECKED	DATE	SCALE		
AD / AD	AUG 2015	1:100 @ A3		
JOB NO	DRAWING	REVISIONS		
3SC10	P200	-		

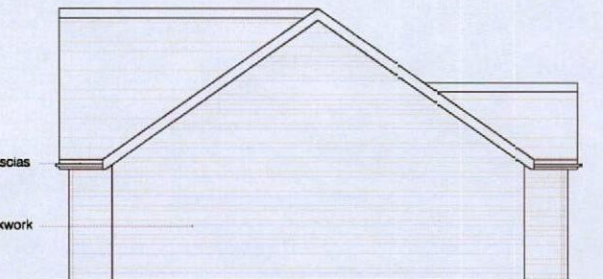




Front Elevation A

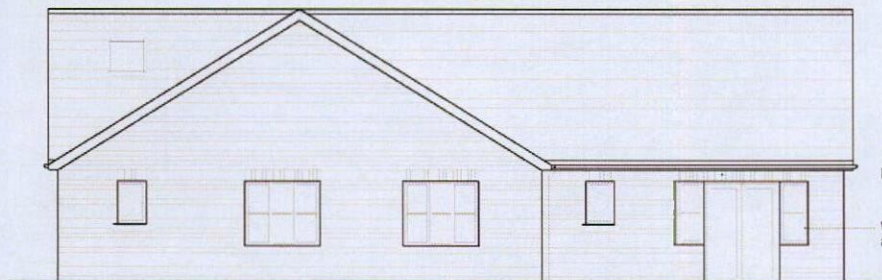
Velux roof lights

White uPVC front door
Reconstituted stone cills



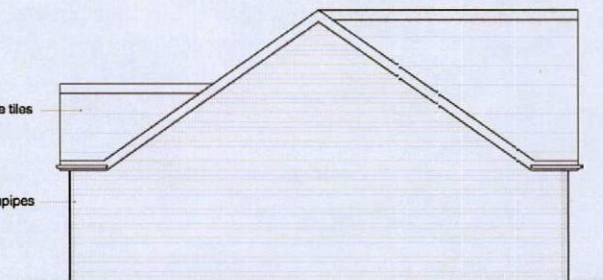
Side Elevation B

White uPVC fascias
Facing brickwork



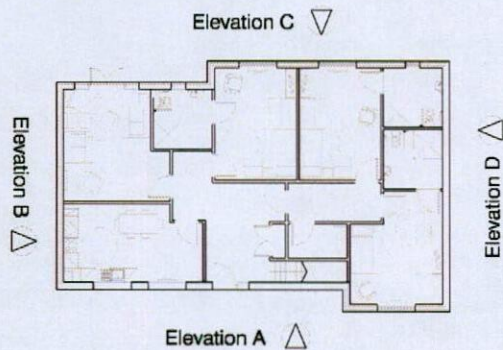
Rear Elevation C

Brick headers
White uPVC windows
and patio doors



Side Elevation D

Interlocking concrete tiles
Black uPVC downpipes



Elevation A

Elevation D

Elevation C

Elevation B

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REV	DATE	DESCRIPTION	DRAWN	CHECKED
PROJECT TITLE				
FORMER CHURCH SITE, HOUGHTON ROAD THURNSCOE				
DRAWING TITLE				
PROPOSED ELEVATIONS TYPE A: 3 BED BUNGALOW WITH CAFE ASSISTANT ACC. TO FIRST FLOOR 176m²				
DRAWN / CHECKED		DATE	SCALE	
AD / AD		AUG 2015	1:100 @ A3	
JOB NO		DRAWING	REVISIONS	
3SC10		P300	-	

