

Design and Access Statement

28 Dwellings, Bellbrooke Avenue, Darfield, nr Barnsley

Design Brief

Synergy Housing Solutions, in partnership with Chevin Housing Group, have been allocated a re-development site on Bellbrooke Avenue, Darfield to build Family Social Houses and Elderly Persons Bungalows for rent, comprising:-

- 2 no 4 Bedroom 6 Person Houses
- 14 no 3 Bedroom 5 Person Houses
- 12 no 2 Bedroom 3 Person Bungalows

The project has the full support of Barnsley Metropolitan Borough Councils Strategic Housing Team and Berneslai Homes as it will fulfil a need for social housing for rent in Darfield.

The site also falls within the Decent Homes programme for Darfield.

All the dwellings are to be built in accordance with the "Code for Sustainable Homes" Level 3.

The Site

The site is bounded by Bellbrooke Avenue and Edderthorpe Lane. Currently part of the site is vacant open ground, formally being domestic garage accommodation for the adjacent housing. The remainder of the site comprises of existing properties that are being demolished as part of the Decent Homes programme, making the whole site brownfield development land.

The site also has a number of constraints that will have to be considered in the design process:-

- 1) No 65 Bellbrooke Avenue is an owner occupier property, having been purchased from Barnsley MBC under the "Right to Buy" programme. This property has to remain, as they do not wish to sell.
- 2) Nos 77-83 Bellbrooke Avenue and Nos 45-79 Rose Avenue have established rear accesses from the old garage site.
- 3) No 49 Bellbrooke Avenue is also an owner occupier property, but they have agreed to sell, therefore this land can be included within the development site.

The site lies within a well established residential area, has easy access to local shops, community amenities, schools, church etc. Bellbrooke Avenue is on a public transport Route No 68 with buses to Barnsley, Wombwell and the centre of Darfield.

Public Consultation

A public consultation took place on Thursday 16 October 2008 at the Darfield Community Centre. Representatives from Barnsley MBC, Berneslai Homes, Synergy Housing Solutions, Chevin Housing Group and Clayfield Construction, were present to discuss the development proposals with the local residents.

Public Consultation - continued

During the consultation over 100 local residents came to look at the re-development proposals. The whole project was warmly received as they could now see the extent of the new development alleviating some of their fears, particularly the owner occupiers on Bellbrooke Avenue.

See Appendix 'A' - "Your Comments Count".
Bellbrooke Estate Exhibition 16 October 2008

The site is therefore ideally suitable for re-development for both Family and Elderly Persons accommodation, with all the necessary facilities close by including good public transport links, therefore the need for a private car is reduced.

Design Criteria

a) Aspect

The majority of the site has open views over farmland with access from Bellbrooke Avenue. Part of the scheme is the re-development of the existing road frontage development with Family Housing. These properties are on a North/South axis with the rear gardens facing the open views. The other part of the scheme is for Elderly Persons bungalows. With this in mind it is important that the occupiers have some sense of involvement in the community and that a scheme should evolve to incorporate this philosophy in terms of surveillance, private space and most importantly natural daylight to each property.

b) Security & Surveillance

The scheme is to comply with "Secure By Design" standards. To this end we have had a meeting with Chris Squires, the Architectural Liaison Officer with South Yorkshire Police, Barnsley and his requirements have been incorporated into the design.

c) Parking

It is important that provision is made for on-site parking and that this parking is clearly defined, easily accessible and has a degree of surveillance from within each property.

Parking standards are to be in accordance with the requirements of Barnsley MBC but a minimum of one space will be provided to each property.

c) Private Space

Each property will have its own private space, not overlooked and will be secure by the provision of suitable fences and lockable gates, in accordance with "Secure By Design" requirements

Design Layout

We have had two meetings to discuss the proposals with Andrew Burton of Barnsley MBC Planning Department. From our preliminary design proposals, which looked at the topography of the site in relation to the mixed tenure of the scheme, it was evident that the Elderly Persons bungalows would best be located on the more level area of the site between Bellbrooke Avenue and Edderthorpe Lane. This would also involve the construction of a new access road to serve the bungalows and also overcome the problem of the existing rear accesses to the properties on Bellbrooke Avenue. It would also keep elderly people off of Bellbrooke Avenue, which is a public transport route, but making it easily accessible to them.

Appearance

The appearance of the majority of existing buildings around the proposed development are of little architectural merit. They are two storey houses with limited features.

The proposal is for single storey bungalows and two storey houses with different configurations in roof design and other small architectural features. Together with changes in external materials i.e. bricks, coloured rendered panels, roof tiles will enhance the overall character of the development within the financial constraints of the Government Social Housing programme.

Access

The scheme has been designed on the principle that a disabled person will have full access to all of the properties on the project. The external environment will incorporate level access to main entrance doors, ramps/gently sloping paths, drives and roadways due to the topography of the site, to make the whole development user friendly.

The internal layouts on all properties on the ground floor are designed to be fully accessible for disabled people, in accordance with the requirements of Part M of the Building Regulations.

Landscaping

All the hard landscaped areas will be suitable for people with disabilities. Steps will be eliminated to avoid tripping, soft landscaping is to be provided, the number and species of trees and shrubs will be designed in accordance with the Ecological Assessment, which will ensure that the new planting will be native and encourage wildlife and significantly increase the ecological value of the site when completed.

Flood Risk

A Flood Risk Assessment, prepared by George Shuttleworth Limited, is attached as part of the Planning Application.

Your Comments Count

Bellbrooke Estate Exhibition 16th October 2008

NAME

Tel

Address

Like the idea of mix of bungalows and homes on development to create a better balance in the area. wanted to remain anonymous as had problems in past with vandalism to cars. Thought, the development would lift the neighbourhood and is positive, plans look good but hopes the new tenants who move into new properties look after the area.

Your Comments Count

Bellbrooke Estate Exhibition 16th October 2008

NAME

Address

Glad to see improvements for our
area cant wait to see completion

Your Comments Count

Bellbrooke Estate Exhibition 16th October 2008

NAME

Tel

Address

Lady is owner occupier and lives at bottom of Bellbrooke, and has been upset, worrying that her home will be knocked down.