



Whites Bakery Site

Worsbrough Bridge, Barnsley

Design & Access Statement

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Contents

1. Introduction
2. The Site and Planning History
3. Connectivity
4. Opportunities & Constraints
5. Description of the Proposal
6. Amount
7. Concept House Type 1
8. Concept House Type 2
9. Concept House Type 3
10. Concept House Type 4
11. Concept Bungalow Type 1
12. Existing Context
13. Materiality
14. Precedent Study
15. Illustrative Views

This Design Report has been produced by Coda Architecture for and on behalf of David J White.

The proposed development comprises a total of 20 dwellings, supported by a total of 26 no. car parking spaces.

The purpose of this document is to set out the design principles, concept and strategy behind the proposals. It includes an initial analysis of the area, a characterization appraisal of the context and an analysis study that identifies some key opportunities and constraints of redeveloping the site. This is then used to inform a design process that culminates in a redevelopment proposal for the site.



Location Plan, NTS

Application Boundary



The Site and Planning History

Context

The site is located in Worsbrough Bridge, an area about two miles south of Barnsley in the metropolitan borough of Barnsley, South Yorkshire, England.

The site is currently occupied by Whites Bakery, a series of industrial buildings with tarmacked parking to the back.

The bakery has expanded significantly over the years with the most recent planning consent for single extension for preparation and storage granted in May 2014. The operation of the bakery is severely restricted by the small size of the site and other site constraints, namely the limited access arrangements and proximity to residential dwellings.

The principle of readdressing the site to include residential content has been established by planning officer Steve Kirkham.

According to MaxDesign's 14-1570 Design & Access Statement, 'in November 2012 a planning application was made which sought to redevelop the site for residential use in a more dense format which included two blocks of apartments and 15 town houses. This application was withdrawn on the advice of officers who advised that the scheme was too dense and required more detailed design consideration particularly its impact on the character of the local area and access arrangement.' (MaxDesign, 2014)



Existing Views of the Site

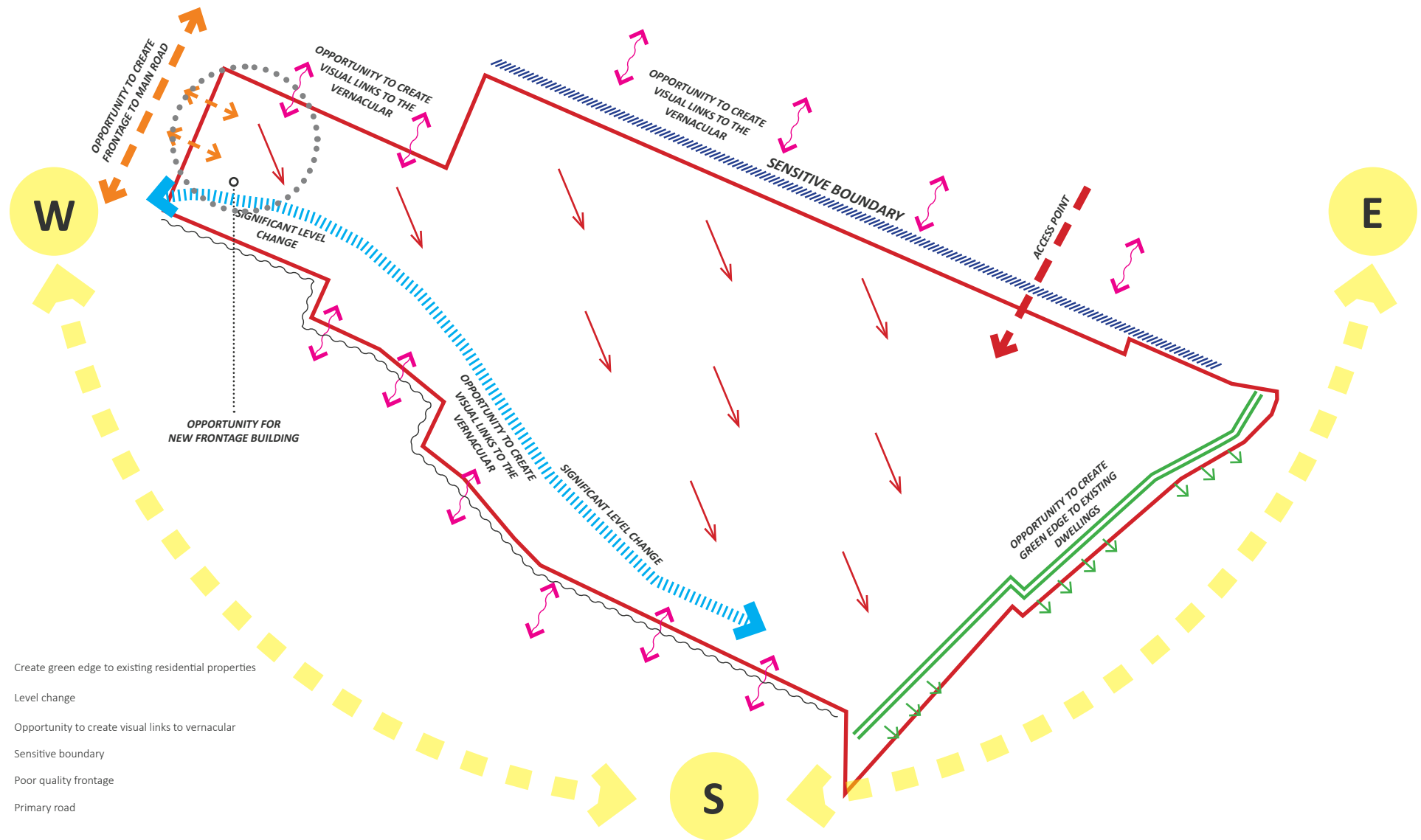
Access

In terms of access, the site is accessed from one point by vehicle and on foot, which is Hardwick Close, although it has a small frontage to Park Rd A61.

The site itself has a rather difficult topography and has several large trees around its periphery. The site is surrounded and overlooked by several residential properties, stands within walking distance of shops, pubs, community clubs / library and recreation grounds, being immediately surrounded by mainly residential developments, making this proposal extremely desirable in this setting.



Opportunities & Constraints Plan



Proposal

The proposal seeks to demolish the existing factory buildings and to create a new access into the site from the west on to the public highway. This will avoid traffic percolating through the existing residential area and will provide more compliant visibility splays.

The proposal will create 20 new (20 x 2/3/4/5 houses and 2 x bungalows) homes in 5 house type formats to utilise the topography of the site.

The access road through the site has been designed in such a manner that it complements the open and green character of the proposed development.

Parking

All proposed homes have off street car parking and block paved driveways with substantial amounts of planting. Visitor parking has been provided to the Eastern edge of the site, being overlooked by more than 5 houses.

Scale

The development will range from two to three storeys to the centre and Eastern edge of the site and four storeys to the North-West edge of the site, trying to create a cohesive development that incorporates the existing topography of the site and offers an interesting visual proposal.

Landscaping

The layout provides opportunities for the use of a variety of materials for footpaths, roads and parking areas. Soft landscaping will be confined to areas to the front car parking area and amenity

space to the rear.

Appearance

The dwellings will reflect the materials and appearance of their surrounding context.

South Yorkshire Residential Design Guide 2011

This scheme has been designed as a response to the South Yorkshire Residential Design Guide 2011 which helped inform the concept design of the proposed development and its integration into its setting. The proposed scheme has, therefore, evolved from the 14 design principles detailed in the Design Guide, which became critical design drivers for the development.

Amount

Schedule of Accommodation:

Houses:

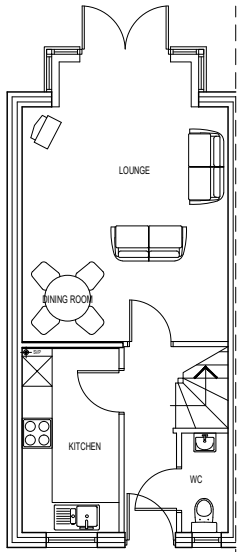
	1 Bed Bungalow 1 bed / 2 person	2 x 35.00sqm / 376.7 sqft	10%
	2 Bed House 2 bed / 3 person	5 x 78.7 sqm / 847.1 sqft	25%
	3 Bed House 3 bed / 4 person	10 x 91.89 sqm / 989 sqft	50%
	4 Bed House 4 bed / 6 person	2 x 118 sqm / 1270 sqft	10%
	5 Bed House 5 bed / 8 person	1 x 133.1sqm / 1432 sqft	5%

TOTAL **20 Homes**

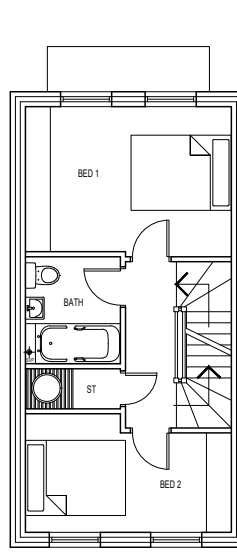


Proposed Site Plan, NTS

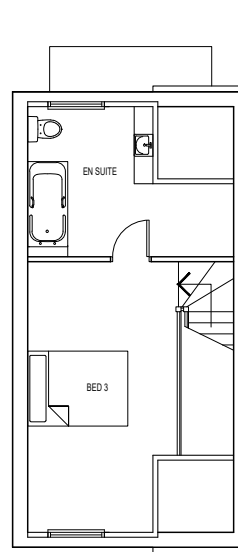




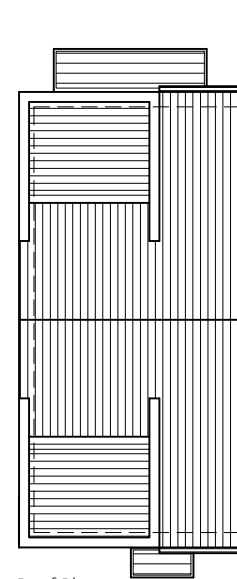
Ground Floor Plan



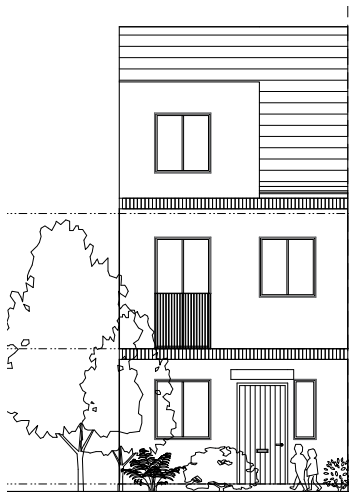
First Floor Plan



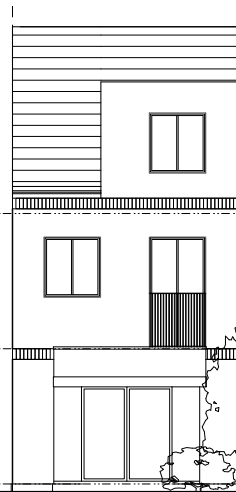
Second Floor Plan



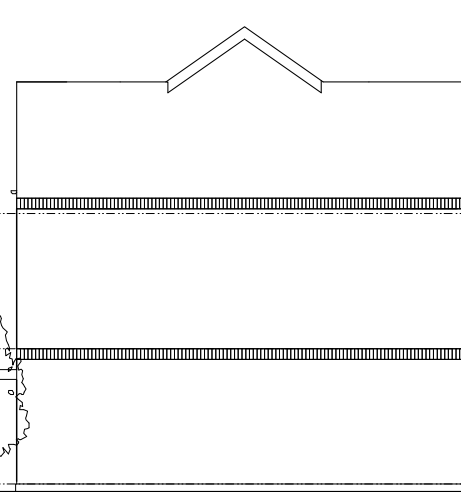
Roof Plan



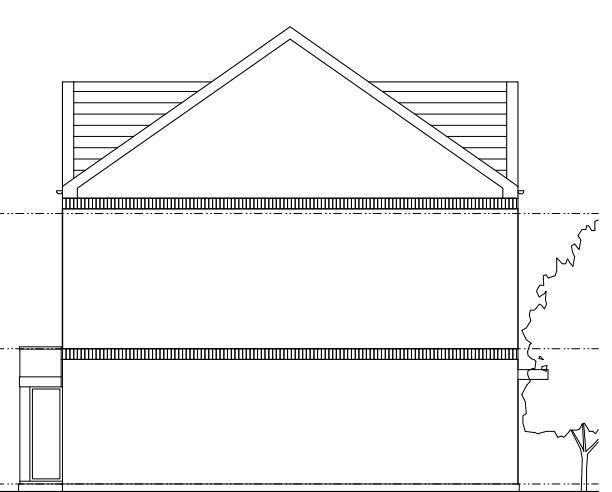
Front Elevation



Rear Elevation

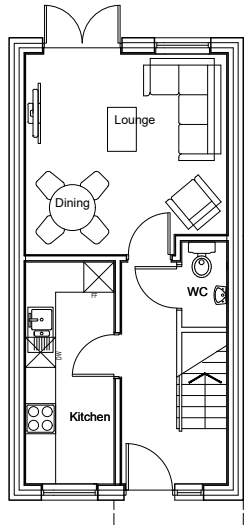


Side Elevation

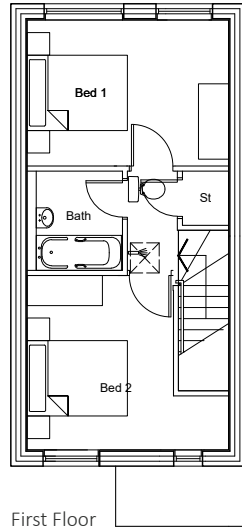


Side Elevation

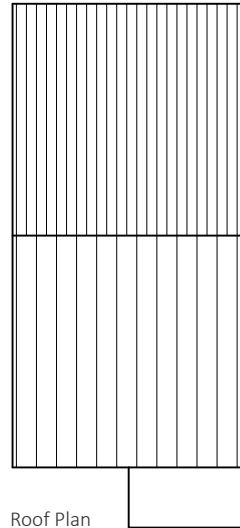
Concept House Type 2



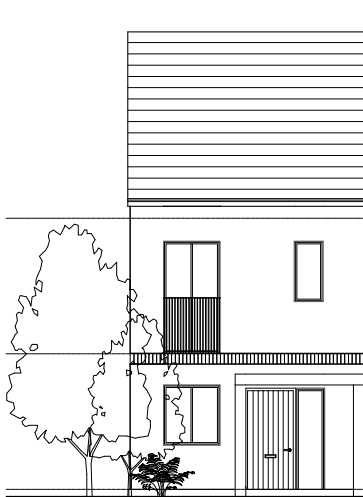
Ground Floor Plan



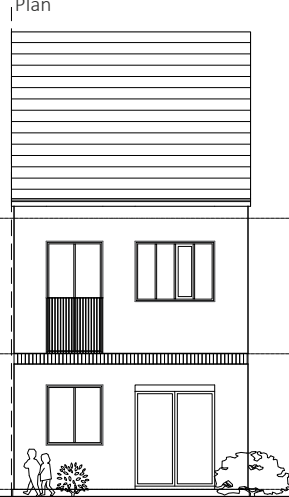
First Floor Plan



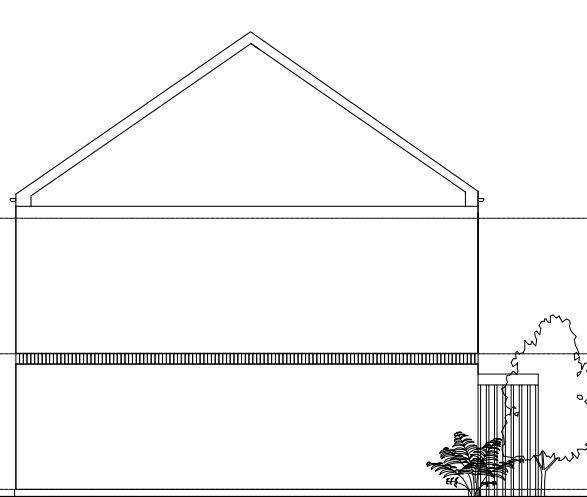
Roof Plan



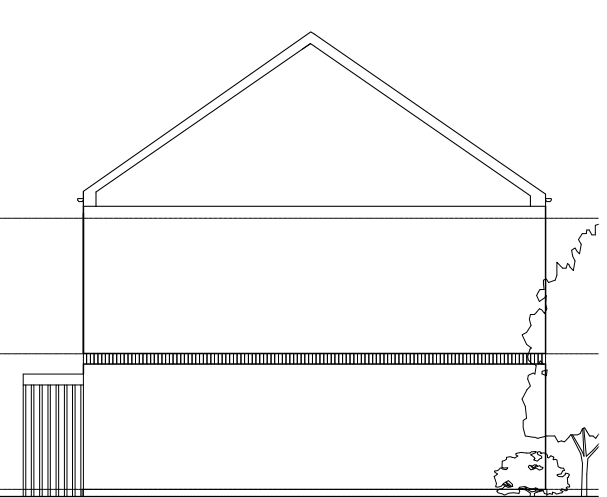
Front Elevation



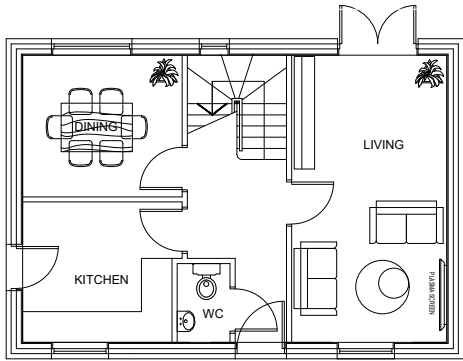
Rear Elevation



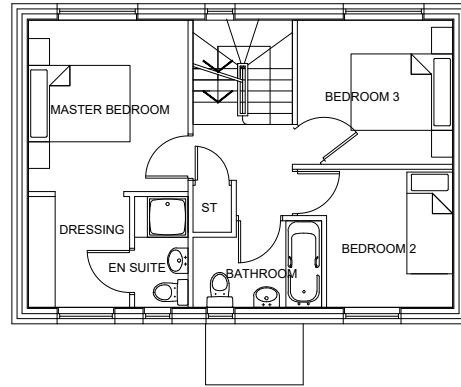
Side Elevation



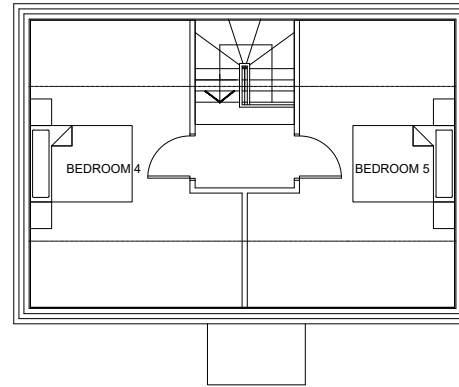
Side Elevation



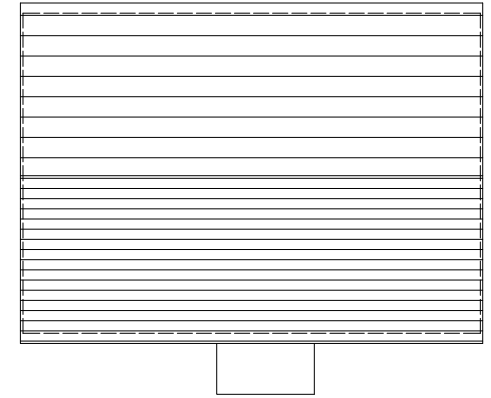
Ground Floor Plan



First Floor Plan



Second Floor Plan



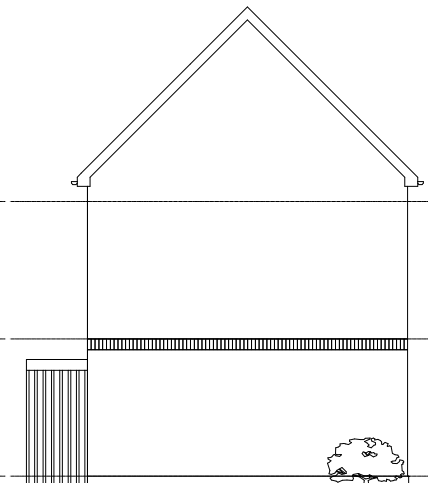
Roof Plan



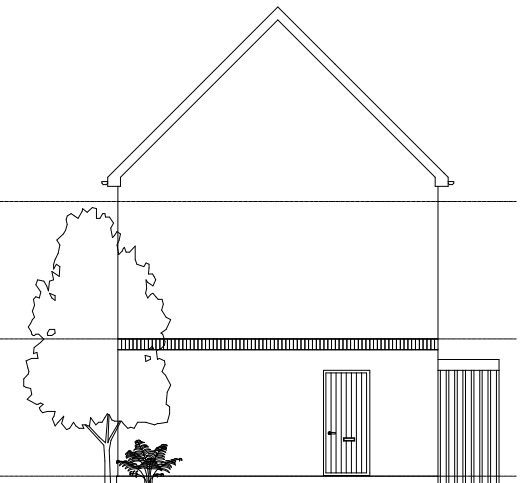
Front Elevation



Rear Elevation

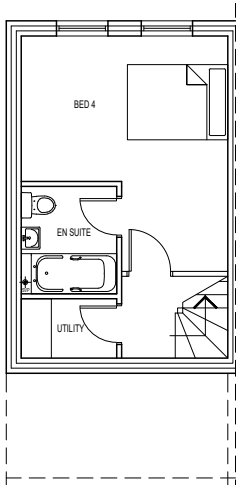


Side Elevation

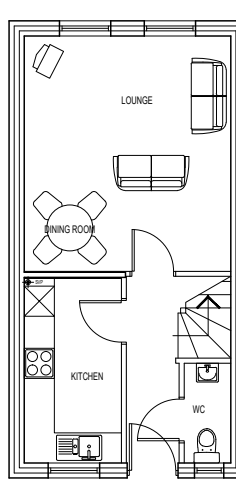


Side Elevation

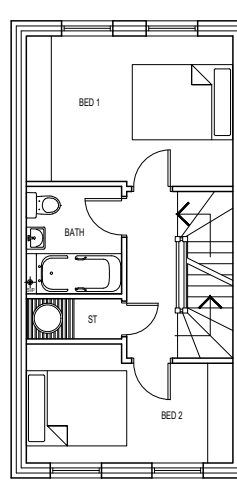
Concept House Type 4



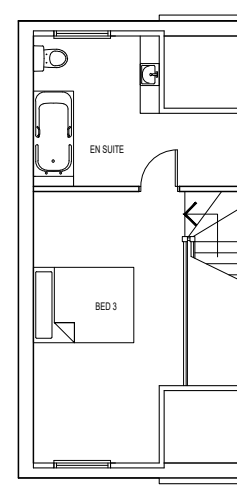
Ground Floor Plan



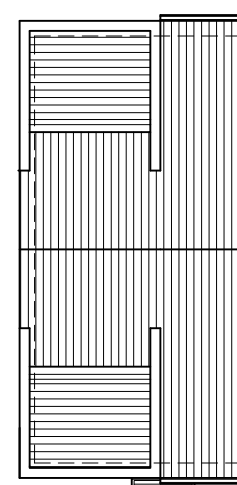
First Floor Plan



Second Floor Plan



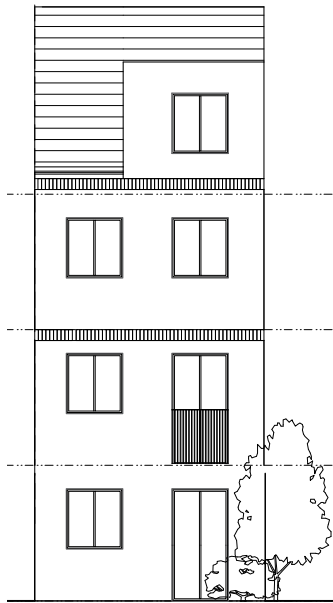
Third Floor Plan



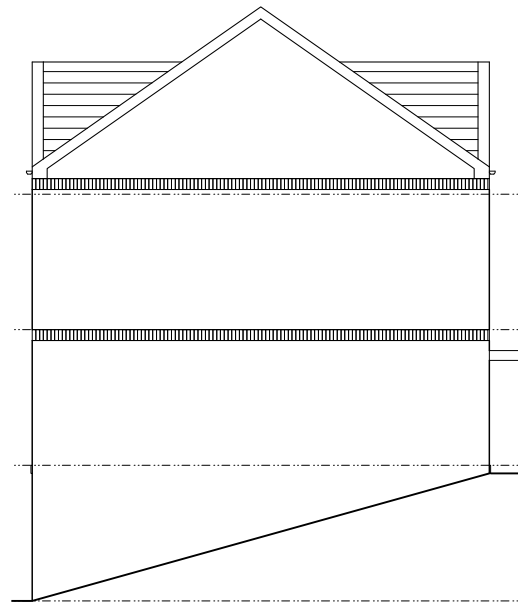
Roof Plan



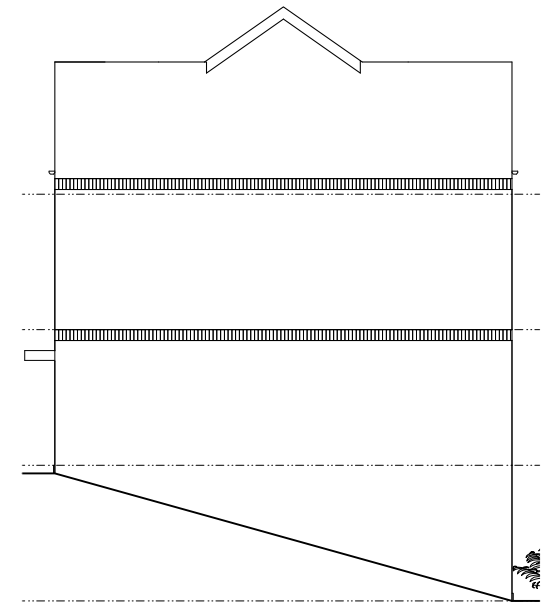
Front Elevation



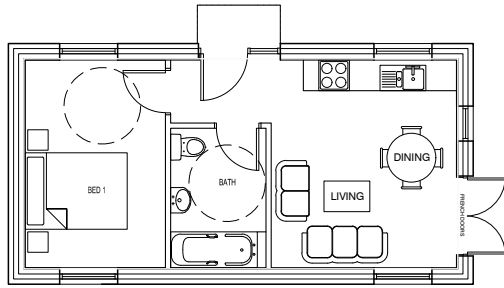
Rear Elevation



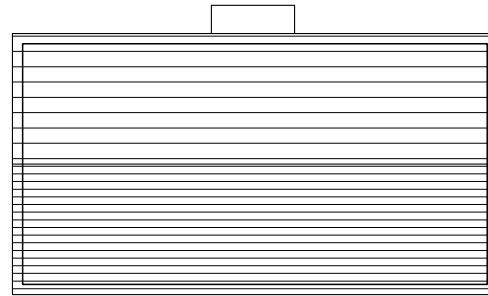
Side Elevation



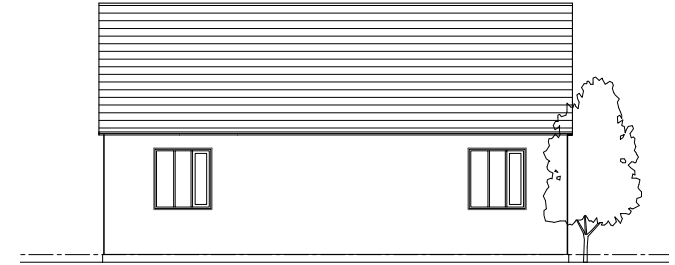
Side Elevation



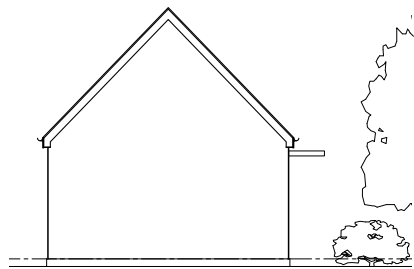
Ground Floor Plan



Roof Plan



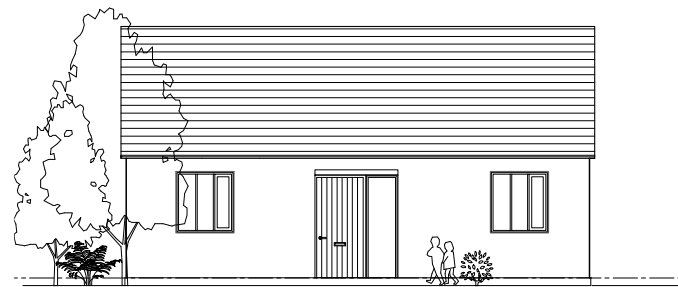
Rear Elevation



Side Elevation



Side Elevation



Front Elevation

Existing Context



● House Type 01



● House Type 02



● House Type 03



● House Type 04



● House Type 05



● House Type 06

The dwellings will reflect the materials and appearance of their surrounding context as seen depicted on the adjacent page.

The colour palette has therefore evolved as a visual extract from the existing context, with an intention of using buff brick as a main material. In terms of scale, the design approach tries to explore distinctive roof forms for a more visual variation across the site.

Precedent Study:



Royal Wharf by Glenn Howels Architects



Precedent Study



The Foundry by Project Orange

Evolution south by Maccreanor Lavington Architects



Illustrative view from the street level

Illustrative Views



Illustrative view from the South-Eastern edge of the site



Illustrative view from the street level, looking North-West

Illustrative Views



Illustrative view from the Southern edge of the site, looking towards the gardens

This document has been produced
by CODA Architecture on behalf of
David J White.

CODA Architecture

70-71 Cornish Place
Cornish Street
Sheffield
S6 3AF
Telephone: 0114 2796003
Web: www.codastudios.co.uk