

Merrill Road

Site at
Land Accessed from between 28 & 30 Merrill Road, Thurnscoe, BARNLEY S63 0PS
Proposed Residential Development

Design & Access Statement

Dec 2021
For Intrinsic Properties





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Introduction



Documentation

The following Design & Access Statement has been prepared by aad architects Ltd on behalf of Intrinsic Properties and is issued in support of a Full Planning Consent application for four new dwelling houses at Merrill Road located in Thurnscoe approximately 6½ miles due East of the centre of Barnsley.

The document is produced in line with the headings identified by CABE for the preparation of Design & Access Statements. The statement has also been written in accordance with Government circular 01/2006-section 3 design and access statement which came into use on the 10th August 2006.

The key purpose of this statement is to set out the context analysis architectural design intentions and technical strategies for the proposed new private residential development at Merrill Road to assist the assessment by the Local Authority of the accompanying detailed planning application.

The statement aims to demonstrate that the scheme and its design development has been properly considered and responds according to the brief, the context and is within the Local Authority's planning guidelines. The document will illustrate that the proposed buildings have been considered in terms of amount, layout, scale, landscaping appearance and materials. Explanations of massing, detailing and build, as well as historical context, and design language are included to show the decisions made are based on sound architectural principle to deliver a high-quality built environment for the occupants and local area.

This report should be read in conjunction with all drawings and documentation submitted as part of the planning application.



Outline Brief and Requirements

aad architects were appointed by the owners of the site to redevelop it to form new dwellings and replace the existing dilapidated garages.

Within the existing planning policies, the site is to be altered to accommodate 4no. new houses – two detached and two semi-detached - each with off street private parking, together with gardens.

The proposals will be high quality additions and will address surrounding unique urban fabric without resorting to pastiche.

The development will make use of a site which is currently occupied by the ruins of a disused garage block building. The existing building in this respect stands out as a fractured zone in the locale but is hidden due to its landlocked nature. It is thought that the land, served by a public right of way, could attract mischief or possibly crime due to its concealed and overgrown environment.

The proposals will respect and enhance the existing houses and landscape around it. The site has little in terms of character which will be significantly enhanced by development and will be provided with a greatly improved environment.

Sustainable design will be considered as essential to the success of the development.

Consultation and Pre-app

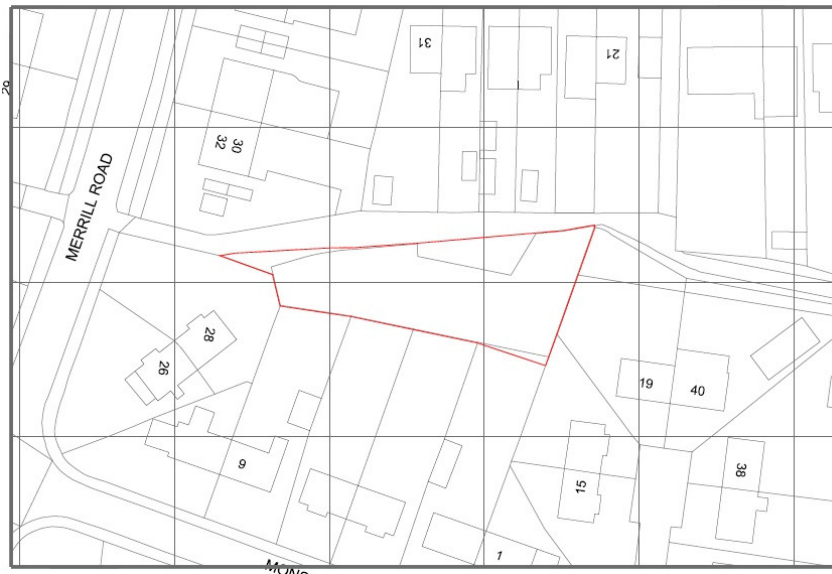
A pre-application submission was made earlier in 2021 for an identical scheme. However, this submission was withdrawn as the owner's situation changed and a full application was considered to be the better route.

Site Context and Analysis

Site Location and Area Context

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. The context of the proposed development is appraised below.

The site is located on the Eastern side of Merrill Road which is Northwest of the centre of Thurnscoe. A Public Right of Way leads to the site from Merrill Road and then continues through to Basildon Road. The sites perimeter is formed by the rear boundaries of properties on Monsal Street to the South and Pangbourne Road to the North. The site excludes the PRoW but does rely upon it for pedestrian and vehicular access.

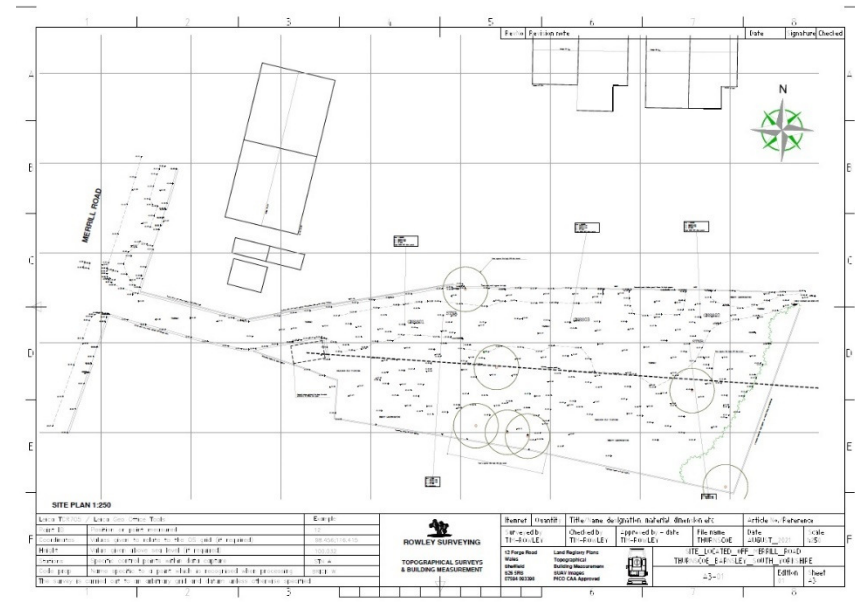


The site was recently sold at auction by the Local Authority with the intention of redevelopment for housing. There are no listed buildings on or around the site and it falls outside any Conservation Areas. There are no Tree Preservation Orders on or around the site and it lies outside the Greenbelt.

The site is generally flat and level. The former garage building was positioned to the South of the site near to the boundary with the rear gardens of the properties on Monsal Street. The surrounding housing estates appear to have been built post war from historical maps and are typical of the council built mass housing of the time.

The location is considered to be sustainable due to its proximity to local services and access to the local, regional and national transport network.

*No maps to scale in this document





Historical Map 1892 to 1914



Historical Map 1949 to 1970



Historical Map 1937 to 1961



Historical Map 1955 to 1961

The shape of the site is irregular - roughly triangular - and seems to be land which was left-over between different phases of the estates construction with garages being added at a later date. The boundaries are physically defined by vegetation and fencing to the neighbours' plots.



Opportunities

The site and the proposed development has the potential to provide a high quality intervention which provides market housing in an appropriate density and with respect to the local character, size and context. It is noted that the majority of the 'houses' on this part of the estate are in fact flats where the upper floor is accessed via an external stair to the side of the property. Each block of 4no. flats is designed to imitate a pair of semi-detached houses. The applicant considered a high-density scheme of apartments but became convinced that houses were a better option despite delivering fewer numbers of units.

The existing derelict garages are considered harmful to the location and could attract unwelcome attention from those who could cause mischief or even criminal acts.

The proposed design has been developed and the current submission has emerged from the analysis of the strengths, weaknesses, opportunities and constraints of the site and the brief. The following key points are considered the drivers of the resultant scheme.

- The site size would suit more than the current garage block i.e. four plots
- Avoid having blank garage doors facing the highway
- Provide larger and fewer properties rather than flooding the site with high density apartments and parking
- Design to be contextual but avoid pastiche
- The site lies outside any recognised conservation areas but the quality of design should still respect the local materials and massing
- The existing site has an overgrown and unkempt appearance which is incongruous with the quality of the well maintained dwellings around it.



Access & Sustainability

Pedestrian access to the site will be via Merrill Road to the front and from Basildon Road to the rear via the Public Right of Way. Vehicular access will be from Merrill Road only and utilises the existing route taken to access the former garages. Vehicular visibility splays will be retained as existing.

Parking will be designated for each of the houses with 2 no. spaces per property.

Access to and within the property will meet the necessary requirements of Part M of the Approved Building Regulations documentation.

Sustainability

aad architects have a wealth of experience in the design and construction of low impact/high performance buildings which comply with or exceed current legislation.

Using an 'fabric first' approach the proposals will be constructed to high levels of thermal insulation and airtightness to ensure as a minimum they meet the requirements of the current Building Regulations. Low energy appliances and lighting will be employed within the building. The developer intends to construct the houses in timber frame making significant thermal and airtightness improvements over traditional construction methods.

In relation to the site's location the proposal is already within an established residential area with access to a local bus route and local amenities confirming the site as a sustainable location.

Permeable landscape materials will ensure minimal surcharging to the existing drainage network whilst low flush WC's and sustainable sanitary fittings will be selected to minimise foul water outflow.

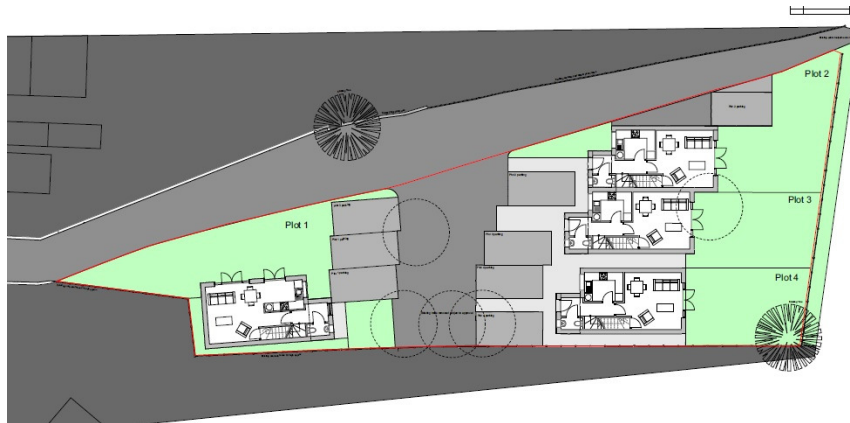
Design Proposals

Design Proposals - Introduction

The scheme hereby submitted for Planning Consent for **Land at Merrill Road** will provide a high-quality development of four houses 2no. semi-detached and 2no. detached houses. The design proposals to follow will describe the Architectural and other decisions made during the detailed design.

Proposals

Proposed Site Plan



Proposed layout

This follows the established pattern for housing plots in the immediate vicinity and throughout the area. The image below demonstrates that the plots are consistently spaced, of similar proportion with a narrow frontage and deep in length. The development site as existing does not conform to any of these key features.

The layout of the plots themselves also follow the established pattern of houses being arranged at the front of their plots with small front gardens and large rear gardens.

In addition, the overgrown and almost inaccessible public footpath which runs along the North boundary of the site will be maintained and improved ensuring its continued safe and secure use into the future. This access is not contained within the development site boundary, but the site relies upon it for access from Merrill Road.

Scale, mass proportions and design cues.

Studies have been undertaken to assess the impact of scale and proportion of the proposals to ensure that it complements both with location and the surrounding properties.

The scale of the proposal has been designed to integrate with the existing surrounding architectural context and respond appropriately to the distinct areas reflecting the hierarchies and local context. The proposals are similar in scale, mass, materials and details, and proportions. Elements are derived from similar features and fenestration on this and other properties locally.

The houses are comfortably arranged within their plots and have ample space between them much like the grain of the rest of the area. Existing semi-detached houses in the immediate vicinity on corner plots are arranged at interesting angles and have not been rigidly forced into perpendicular regularity.

Pitched roofs are consistent along the street scene and, again, pairs of semi-detached houses in prominent locations have gable features addressing the frontage. The new proposals include these features.

Materials

The majority of the houses on the local housing estate are built from red brick with clay roof tiles. There are feature panels of render included on the true semi-detached houses on the prominent corner plots.

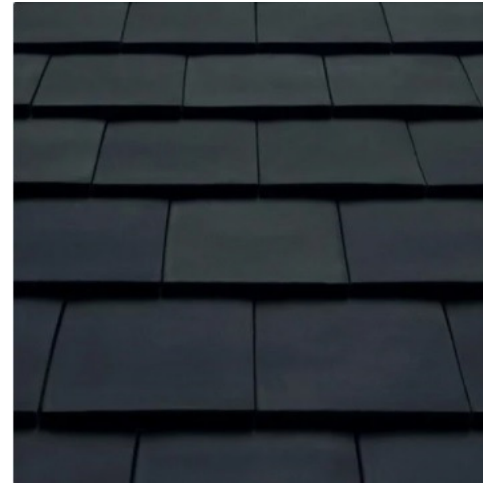
The proposed pallet for the new houses is simple and clean much in line with the houses in the area. Red brick is the primary facing material, with some elements of brick detailing. Flat terracotta roof tiles with the dormer gables all treated with matching tiles.

Window frames will be in black or dark grey.

The following images illustrate some examples of the materials proposed

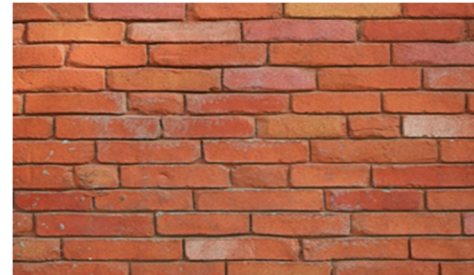
Material Images

Windows



Tiles

Brick



Drawings, Renders & Visualisations

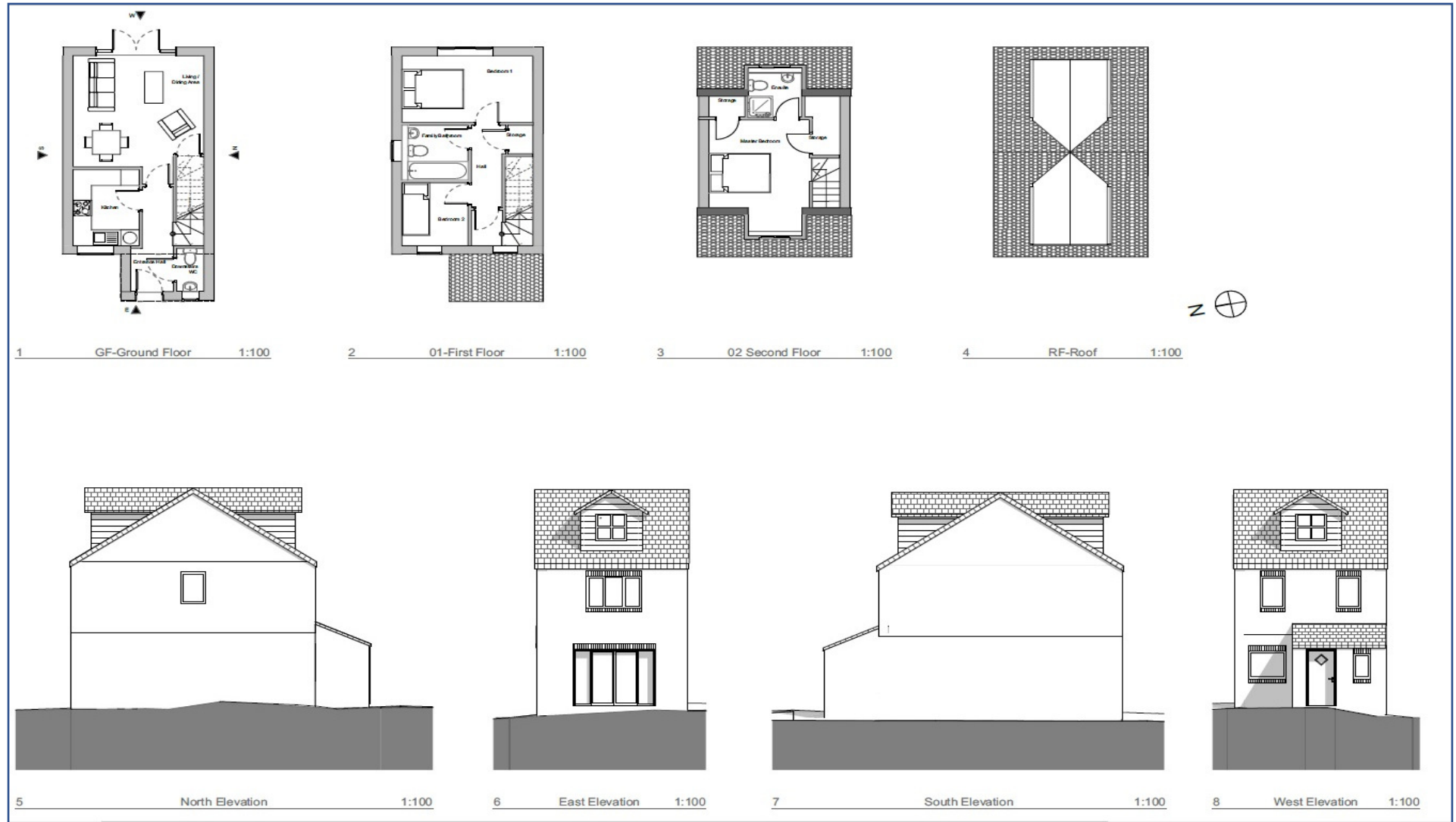
Drawings & Renders



Plot 1



Plots 2&3



Plot 4





Conclusion

Conclusion

This design and access statement has been written in support of a planning application for a proposed new residential Development at Merrill Road, Thurnscoe. The statement clearly demonstrates the four steps required by Section 42 of the Act in that: The context of the site has been considered and documented.

Professional involvement has been used to inform the development proposals and is documented in this statement.

The design of the proposals has been justified in terms of the use, amount, layout, scale, appearance and access arrangements.

The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits in terms of:

- Provision of an attractive and high quality development.
- Visual amenity.
- Preserves and enhances the character of the area.
- Local business development and future employment (construction included).

The proposals present a high quality contemporary yet sensitive and considered appropriate response.

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 the scheme and grant planning consent.