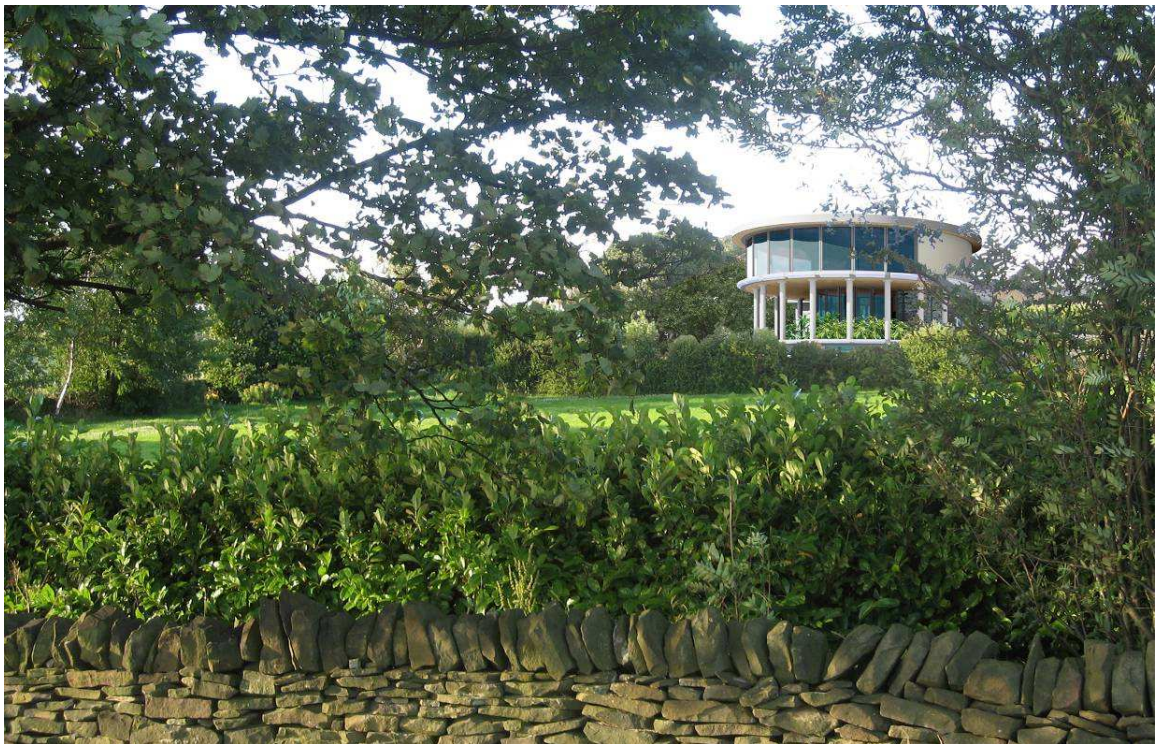


BRIARCLIFFE, HAMPER LANE, BARNSELEY

Design and Access Statement
A development of a bespoke eco house

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1.0 Introduction

- 1.1 This is a statement submitted in support of a development of a unique eco house at Hoylandswaine, Barnsley.
- 1.2 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.

2.0 Assessment of the site's immediate and wider context

- 2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 Physical

The site is currently occupied by an out of context 30's bungalow that is not suitable for the site it does not relate to the site in terms of views, topography and character and does not enhance the dramatic landscape.



2.3 Access audit

The site currently has an existing vehicular access point off Halifax Road onto Hamper Lane then into the site. The proposed development would retain this access. The site is located just off the A629 Halifax Road. The traffic movements to and from the site will not differ from the existing use the site will still only serve one dwelling.

2.4 **Social**

The site is currently occupied by a bungalow that is a fairly unattractive building that bears little relationship to this dramatic part of the countryside. The development will replace this building with an attractive landmark building, an eco house that is sunk into the hillside; this will not only present a dramatic frontage onto the street but greatly enhance the visual amenity of the area.

2.5 **Economic**

The scheme aims to provide a completely unique family home that will be very attractive to many families in the area. This building is also a very valuable asset for the Barnsley landscape and population.

3.0 **Relevant planning policies**

- 3.1 The development will comply fully with all requirements of the SPG document and Approved Document 'M'. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 **Involvement of community members and professionals, undertaken/planned**

- 4.1 A topographical site survey has been commissioned and referred to in the formulation of the proposals for this site.
- 4.2 This scheme has been presented before the BURDAP review panel, this was met with a positive reception on the whole, subject to more detailed design and contextual visuals.

5.0 **Evaluation of the context**

5.1 **Identification of opportunities**

There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by a well designed landmark building which will be a positive addition to the immediate neighbourhood. The development also aims to provide a truly unique,

sustainable home including the use of local natural materials and renewable energy resources.

5.2 **Identification of constraints**

Massing and density should be keenly considered.

6.0 **Design of the scheme**

Amount: The proposed development consists of one unique landmark eco home.

Layout: The building utilizes a series of efficient rectangular footprints that are cut into the landscape. Vehicular and pedestrian access is provided from Hamper Lane.

Scale: The building is predominantly single storey with a 2 storey circular drum at the front of the property to maximise the spectacular views across the countryside. This is in keeping with the height and massing of the surrounding properties.

Landscaping: The site is currently occupied by a bungalow, the proposed building will replace this bungalow over the existing footprint and enable the removal of an unsightly and out of context building. The building is cut into the landscape allowing the earth to flow over the roof giving the appearance of a continued rolling countryside over the building. The landscaping is designed to reduce the prevailing winds by walls extending from the property and sunken gardens, the gardens are zoned into herb garden, vegetable garden and secluded sunken private lawn and terrace. The drum to the front of the property is supported by columns, this space created underneath is to be used as a terrace sheltered from the winds by a planting screen.

Appearance: The design of the building is a series of rectangular blocks and a cylindrical drum providing a visually interesting and well articulated architectural form all with green roofs. The cylindrical drum is to maximise the panoramic views of the unobstructed hillside. The elevations are broken down by the forms merging into the hillside.

The materials are to be locally sourced and natural adding to the earthy qualities of the building, these are to include a mixture of dry stone walling, timber panelling, through colour stone coloured render, glass and grass roofs to give the building a striking appearance. The palette of

materials is chosen to complement and reflect the colours and textures of the landscape.

Each room has floor to ceiling windows to maximise the stunning views of the local countryside. The development aims to provide a landmark building of a high quality modern design, a new insertion into the landscape that will benefit and enhance the neighbourhood. The efficient layout of the design allows for high quality materials.

The layout of the design cut into the hillside allows for a high thermal mass reducing the temperature fluctuations in the building and therefore reducing the need for energy consumption. Grey water storage systems and ground source heat pumps can be installed underground during the construction phase to maximise the recycling of water and the harvesting of renewable energy. The building aims to make a positive contribution to renewable energy sources and will not use much energy from the grid.

The 3D visual images below show the massing of the building and the relationship with the hillside. The 3 images below are an artist's impression; the drawings must be consulted for accurate details.





Access: The development will comply fully with all requirements of Approved Document 'M'. The landscape around the building will be fully accessible to all and where changes of level occur in the landscaping ramped alternatives will be provided. A mixture of hard and soft landscaping will be provided with changes in materials finishes or planting clearly demarcated. Any transitions between hard and soft features will be less than 15mm in elevation. Guardrails and tactile surfaces will be used at all relevant obstacles. The route to the entrances is level and the entrances themselves have flush thresholds and are wide enough to allow wheelchair access. The doors are to be easily visually distinguishable from their surroundings and are to have a maximum opening force at the leading edge of 20N.

Once inside all doors and corridors are wide enough to allow wheelchair access to all parts of the ground floor of the building. All associated handrails are to the heights given in Approved Document 'M' and are to be of a profile recommended for ease of grip. Where necessary doors have vision panels whose size and configuration meets the requirements of the Approved Documents. All stepped access points to the building are

designed to comply with Part 'M' of the Building Regulations Documents. A level entry bathroom has been incorporated with full turning capability for wheelchair users. Other indicative 1500mm turning circles show the accessibility to the main living / working area. The detailed Building Regulations plans will include all visibility accessories, wall mounted 'grab' furniture, switch controls, alarm pull chord, visible fire alarm and tactile surfaces, which for simplicity's sake are not shown on the plans.

7.0 Concluding Statement

7.1 This design and access statement has been written in support of a planning application for: 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, and includes an accessibility audit, together with references to the relevant planning policy
- Community and professional involvement has been used to inform the development proposals and is documented in this statement
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

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

Provision of unique family home

Sustainable development

Visual Amenity

7.3 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 of the scheme and grant planning permission.