DESIGN STATEMENT

PROPOSED APPLICATION FOR 10 NO DWELLINGS ON LAND OFF LONGCAR LANE, BLENHEIM ROAD, BARNSLEY FOR STRATA HOMES, YORKSHIRE LTD.

Introduction

The purpose of this statement is to verify the design approach to the proposals and how the new dwellings relate to the locational context of the site and the local vernacular.
It is intended to supplement and explain the supporting information within the Planning Application and to give an understanding of the proposed Planning Layout, dwelling design, elevation styles and treatments, choices of materials and should be read in conjunction with the enclosed Planning documents.

The Application Site

The application site measures approximately 1162m square metres (0.287 acres) and lies within the south western area of Barnsley, South Yorkshire on an area of land that was the former Longcar Lane School.
The red line boundary, which can be seen on the image below, represents the planning application site and forms an important vista on the junction of Longcar Lane and Blenheim Road and replaces 12 two bedroomed apartments.

The context of the application - justification

The Full Planning Application is for 10 two bedroomed dwellings and associated parking and is a re plan of a previously approved application 2008/0407, dated 26th March 2010, for 69 dwellings including 12 two bedroom apartments.
However in light of the current market conditions the demand for two bedroomed apartments in this locality is very poor. This is reinforced by the lack of customer interest and a desire for more traditional living.
The proposed replacement product is a return to this style of living and given its locality and more traditional appearance the effect of ‘massing’ has been greatly reduced.

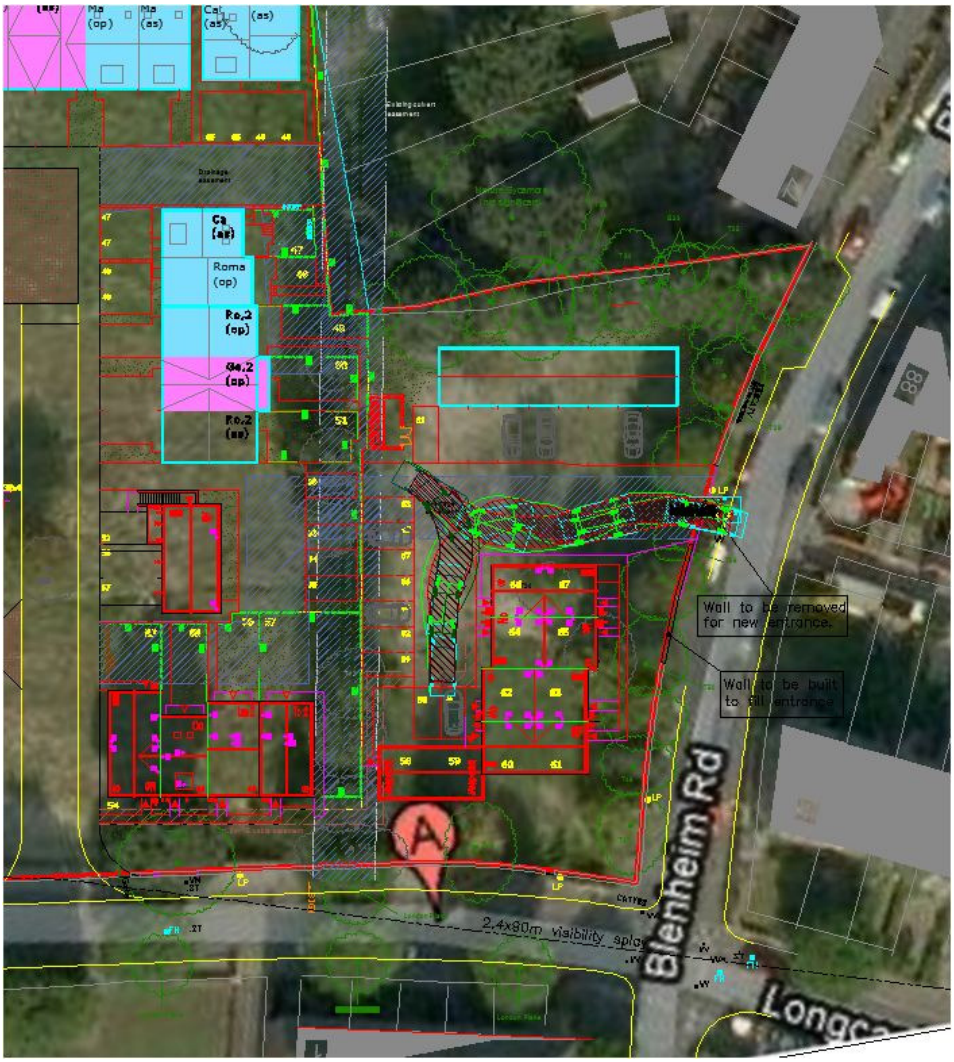


image 1 – application site on the Junction of Blenheim Drive and Longcar Lane

Design Concept / Principles

The design concept for this application is to create a quality place for living which relates in context to its surroundings and the design of the adjacent properties.
It is also considered important to create a design of considerable interest but moreover to provide a design solution that lasts the test of time while being totally functional to the end user. The design principles are strongly influenced by the adjoining properties in the images below.

LOCAL VERNACULAR – Quality Two and half story
Stone Built Victorian Dwellings

image 2 – Adjoining 2.5 storey properties on junction of Longcar Lane and Blenheim Drive

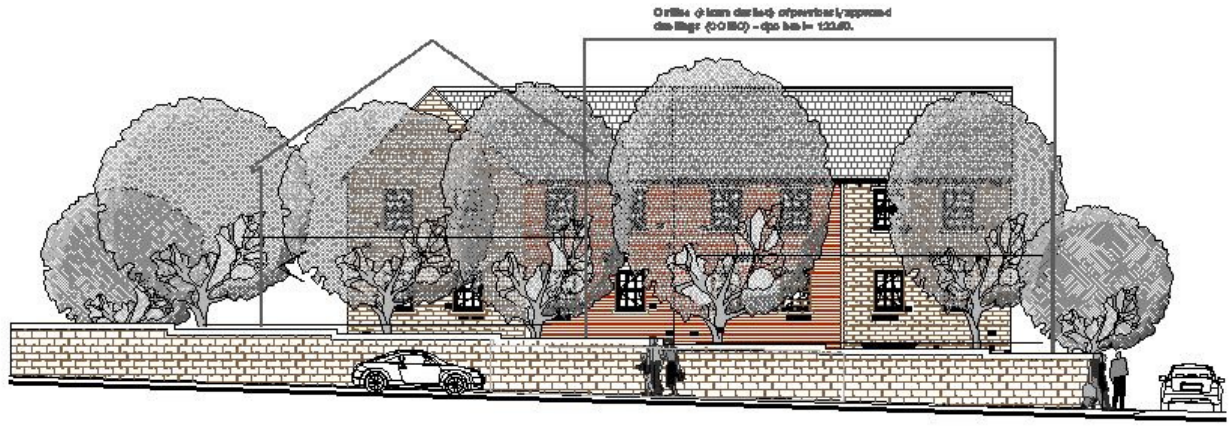
Victorian Terrace housing -Stone heads and cills, flat grey roof finish, Low maintenance frontages and enclosed frontages.

image 3 – Adjoining street scape

Proposed Materials and Street scape.

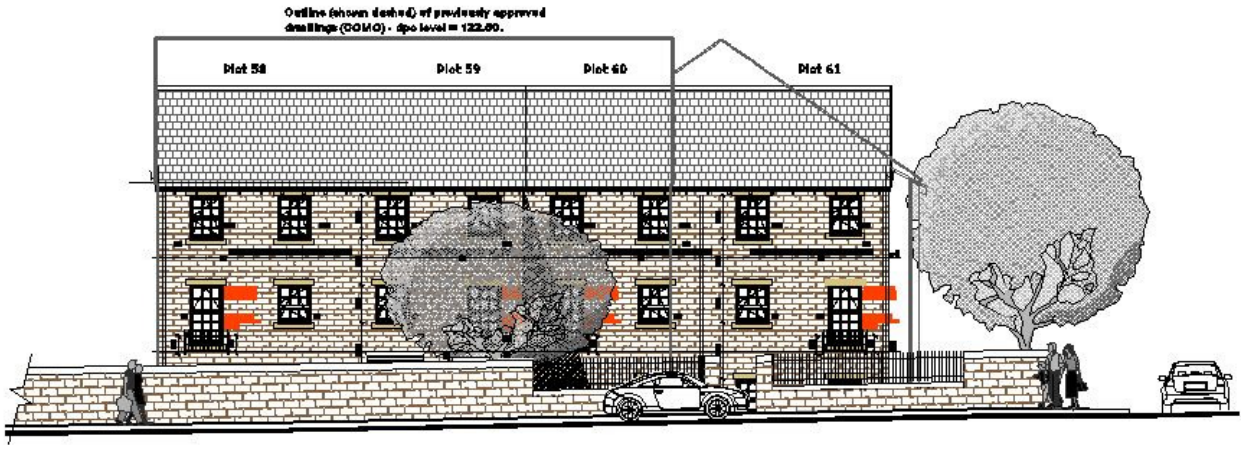
In line with the adjoining street scape coursed stone will be the dominant building finish with stone heads and cills added to reflect the local vernacular. To avoid dominant material selection and to give the scheme some variety red brick properties will be added to the road frontage on Longcar Lane. This theme is repeated in the image below and will give a continuation of design themes on the previously approved application 2008/0407. Proposed roofing materials have been selected to give a very close match to the older adjoining properties and represent the flat grey roofing finish.

image 4 – Previously approved street scene along Longcar Lane



Plots 61 - 67 Blenheim Road Elevation 1:100

image 5 – Continuation of the street scene along Blenheim Road with a mixture of red brick and stone properties



Plots 58 - 61 Longcar Lane Elevation 1:100

image 6 – Proposed street scene to Longcar Lane with stone elevations.

Parking Provision

Off street parking provision is allocated at one space per dwelling. Adequate turning and reversing facilities are designed into the layout.

Conclusion

The design of the scheme is in many ways a strong reflection of the building style plentiful in the surrounding area in particular on the junction of Blenheim Drive and Longcar Lane. Furthermore it represents a continuation of the high quality design on the existing development whilst being mindful of the surroundings.

Mark Sweet ACIAT
22nd February 2011

Rev A 31st May 2011 – updated in line with amended scheme
Rev B 09th June 2011 – reference made tom application being for 10 dwellings