Residential Development

Vacant land on The Close, Lundwood, Barnsley.



PROPOSED DEVELOPMENT OF 26 NO. HOUSES
FOR SOCIAL RENT ON BROWNFIELD SITE

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY THE APPLICATION FOR PLANNING PERMISSION

MARCH 2013

CORNELL GROUP

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1.0 Site Context & Analysis

This site occupies a former cul-de-sac (The Close) off Lund Lane, in the Lundwood area of Barnsley. The site has an area of approximately 0.56 Ha. The site is relatively flat and slopes west-east by around 0.7m, following the natural groundline.



Aerial view of site (North is up) taken after the demolition of houses on 'The Close'. Much of the original urban grain of inter-war housing is intact.

Historically, the area appears to have been agricultural land until it was developed for housing in 1931. This development remains to this day and is predominantly low-density two-storey residential houses and flats. Most are Housing Association properties interspersed with some right-to-by units. Nearly all houses are semi-detached with front and rear gardens and driveways to the side. Dwellings forming "The Close" Were demolished after 2008 according to mapping data.



View into the site from the entrance of Lund Lane. Fly tipping is evident along with overgrown areas adjacent the boundary (see ecology report)



Existing boundary treatment adjacent the site entrance: Some larger conifers have been removed by residents.

2.0 Design Proposals

The proposal is for a 26 No. dwelling residential development, with associated private gardens and access parking. 22 of the 26 units are affordable rented dwellings and are to be managed and rented by a Housing Association (to be agreed). This number is based on an assessment of need and demand in the area for this type of housing. The remaining 4 houses (Plots 22-26 to the east of the site – see proposed site plan) are to be for-sale on the open market. All dwellings are to achieve Code for Sustainable Homes (CfSH) level 3 and attain full Secured by Design (SBD) accreditation.

The development uses semi-detached and short-row housing typologies to achieve a density of 46 dwellings per hectare. The layout is similar to one agreed by a previous developer (application reference: 2008/1136) which is determined mainly by achieving acceptable amenity distances to adjacent dwellings whilst providing a legible street-scene to adoptable standards.



Proposed Site Layout (not to scale)

Accommodation

Housing mix consists of; 2No 3B5P (3 Bedroom, 5 Person) houses, 20No. 2B4P houses and 2No 2B4P houses – the latter of which are designed to allow future expansion into the roof space. The layout has been dictated by the site topography and successive pre-application discussions with Steve Kirkham of Barnsley MDC Planning Department. Three bedroom dwellings generally have provision for 2 in-curtilage car parking spaces; two bed houses have 1 parking space. In total there are 36

spaces across the site, inclusive of 2No. visitor spaces giving parking provision at 138%. This is in line with parking requirements generally associated with social rented housing where car-ownership is lower than in owner-occupied developments. Each dwelling will have an external shed with secure bicycle loop cast into its slab.

Architectural Treatment

This is a secluded cul-de-sac with little in the way of public street-frontage. Therefore the scheme is inward looking and uses dwelling positioning to create a picturesque and navigable streetscene. Materials consist of red and buff brick to match the predominant colouring of adjacent houses. Grey roof tiles are used to give a visual contrast with the lighter external walls. House-type elevations use two types of bricks; a main 'body' brick and a detail panel which describes the entrance doors. These are alternated throughout the development to give a vertical 'banding' which breaks down the mass of the blocks. This theme is reflected in the contrasting stripes of red block-paved paths and tarmac driveways.

Shared surfaces visually contrast with standard DoT roadway that connects with Lund Lane. The latter has been designed in consultation with Barnsley MDC Highways officers who felt a conventional roadway & pavement junction off Lund Lane would bring people into the site.



View looking east

Materials

Materials are chosen to complement those of the surrounding buildings (mainly sand-based render and red brick) whilst offering a contemporary variation on the two-storey house, that is designed predominantly as a response the requirements of CfSH, LTH and SBD. Fenestration is designed to provide optimum daylighting internally within a traditionally built form.

Boundary treatments

As the development is to meet full SBD certification, it is vital to appropriately enclose the dwellings and their gardens: divisions to front gardens are delineated by metal railings whilst rear gardens are enclosed by 1.8m high close-boarded timber fencing (see proposed site plan for details). Where rear gardens face roads, brick pier walls with panelled fence infill are used to enliven the streetscape.

Environmental Sustainability

The units are designed to be long life, durable, low maintenance and energy efficient. The development will achieve Code for Sustainable Homes Level 3. This is to be achieved using a 'Fabric-first' solution which enables the residents to get the benefit of lower fuel bills without having to make any lifestyle changes. This method allows for easier maintenance and management over the use of renewable technologies whilst reducing the amount of energy consumption of the dwellings.

Access and accessibility

The site is well served by public transport and enjoys good access to local amenities nearby: Pontefract Road offers good local amenities and is on a major bus-route into Barnsley and the wider region beyond.

Vehicle ownership locally is low and the provision in the development is deemed in excess of what would reasonably be required. Off street parking is provided to each of the dwellings with single access points. All dwellings have a minimum 1No in-curtilage parking space, whilst 3-bed houses have two such spaces.. Two visitor spaces are located adjacent Plot 15.

Pedestrian movement within the site is via the shared-surface mews court designed to current South Yorkshire Highways' standards. This layout has been designed to accommodate a refuse vehicle turning head and is landscaped at the edges.

Bin stores are located in the rear gardens where possible with provision made for 2 refuse bins and a recycling container in line with BCC's waste management plan for the area. All refuse bins rear gardens are accessible without passing through the house either via ginnels or side-access gates which comply with current requirements of the Code for Sustainable Homes (CfSH). Each plot makes provision for rear garden sheds inclusive of secure cycle storage.

The development in relation to the NPPF

On March 27th March, 2012 the new National Planning Policy Framework (NPPF) came into force. This places an emphasis on economic, environmental and societal sustainability in all future developments. This development meets the relevant NPPF guidelines through:

- Provision of affordable housing that contributes towards meeting local, regional and national targets
- Contributing to community cohesion by providing a variety of housing types that meet local needs, ensuring families can grow and expand within their community
- Preservation of green-belt land through the redevelopment of an existing brownfield site.

- Providing a low-carbon development that meets CSH level 3
- S106 agreements will enhance open-space provision available to the community
- Mitigating flood risk through on-site attenuation
- Securing a financially sustainable use for the site now and into the future

3.0 Additional Information

Site Investigation Reports: Phase 1 S.I.

The Phase 1 Site Investigation/ Desk Study suggest that given the history of the site, there is little risk of industrial contamination on or adjacent the site. Small areas of hydrocarbon pollutants occur though these are localised and most likely a result of either previous use or fly-tipping.

The Phase 2 Ground Investigation Report identifies only minor instances of low-level contaminants on the site. Soil is cohesive clay on grit - ideal for foundations but offering little opportunity for soakaways. All future work on the site will adhere to the recommendations contained in both site investigations.

Ecological assessment

The site is a brownfield clearance site deemed to be of low ecological value. There are some residual shrubs and rough grassland throughout, though this is strewn with litter and unlikely to harbour significant fauna and flora.

The development will aim to achieve credits under CfSH for ecological enhancement through the introduction of trees, gardens and the landscaped access courts.

Refuse & recycling

All units will be equipped with CSH-compliant 'eco-bins' which allows residents to separate recyclables from general waste. External bin storage can accommodate the three receptacles currently used by SCC Waste Services in the area. All bin routes are CfSH checklist IDP compliant ensuring accessible kerbside collection is achieved across the site.

Flood Risk

The site is not in an area of flood risk, according to information provided by the Environment Agency's website. The website indicates that the application has only a 1 in 1000 year chance of flooding, therefore presenting a minimal risk.

Foul Sewerage and Utilities

Foul drainage will be discharged into the existing mains sewers on Lund Lane via diversion works of existing sewers as indicated in the Drainage Survey. The developer will liaise with Yorkshire Water to establish the best method of achieving this to adoptable standards (see drainage strategy report and drawings).

Street lighting is proposed and will be located to the existing footway and within the margin of the shared surface parking court. Lighting standard locations to be finalised by BMDC Street Lighting Department.

Unilateral Undertaking

The client will liaise with the planning authority with respect to unilateral undertakings required in respect of the 4No for sale dwellings proposed as part of the development.

Coal Authority Reports

From a review of the Interactive Map Viewer on the Coal Authority Website the Site is not shown to be within a development high risk area and therefore the risk of mining legacy issues is considered to be low. The Site is not located within a Referral area and, therefore, does not require a detailed Coal Mining Risk Assessment.

Additional information & validation criteria

Following pre-application discussions with Steve Krikham, the following information was not deemed necessary for validation purposes:

- Affordable Housing Statement
- Air Quality Assessment
- Bat Survey
- Daylight/Sunlight Assessment
- Environmental Statement
- Heritage Statement
- Landfill Statement
- Open Space Assessment
- Planning Statement
- Retail/Town Centre Assessment
- Transport Statement
- Ventilation/Extraction Statement
- Viability Assessment